



Detailed Assessment Report

Benton, CA: Benton Community Center

Civil Utilities

Domestic Water	CONDITION	USEFUL LIFE	NOTES
Wells	Fair	15 Yrs	New storage tanks and pump installed in last year or so.

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES				
Asphalt Paving	Fair	10 Yrs	Parking lot should be sealed for maximum life.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Preventative maintenance		Seal coat (e) asphalt paving		16,800	\$2.15 / SF	\$0	\$36,104

Concrete Paving	CONDITION	USEFUL LIFE	NOTES
Concrete Walks	Good	10 Yrs	Use of snow melt could decrease useful life.

Paving Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$36,104

Landscape and Irrigation

Fencing and Gates	CONDITION	USEFUL LIFE	NOTES
Chain Link Fencing	Good	20 Yrs	
Landscaping	CONDITION	USEFUL LIFE	NOTES
Turf	Fair		

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	30 Yrs	Slab on grade
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	30 Yrs	
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	30 Yrs	
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	30 Yrs	Assume non structural metal stud infill framing.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES



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Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Metal Roofing	Good	15 Yrs	

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Doors	Good	15 Yrs	Door at northeast corner of hall has exposed holes where a change in hardware occurred. Suggest replacing door.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Holes in door shorten useful life		R/R single exit door, frame and hardware		1	\$3954.28 / EA	\$3,954	\$0
Hardware	Good	15 Yrs	Closer needs to be replaced at one door				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Closer does not shut door completely		R/R closer		1	\$386.83 / EA	\$387	\$0
Siding	CONDITION	USEFUL LIFE	NOTES				
Metal Panels	Good	25 Yrs	Mostly in good condition. There is a large dent in one panel near northwest corner of the building.				
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES				
Metal Soffits	Good	20 Yrs					
Windows	CONDITION	USEFUL LIFE	NOTES				
Windows and Frames	Good	15 Yrs					

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$4,341 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES				
Lay-in Acoustical Tile	Good	15 Yrs					
Flooring	CONDITION	USEFUL LIFE	NOTES				
VCT	Fair	10 Yrs	One area has excessive gaps between tiles				
Carpet	Fair	4 Yrs	Some major stains on floor.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet nearing end of lifecycle		R/R carpet		1,500	\$8.60 / SF	\$0	\$12,894
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES				



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Interior Systems

Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES
Doors	Good	20 Yrs	
Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	20 Yrs	

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$12,894

Specialties and Equipment

Casework	CONDITION	USEFUL LIFE	NOTES
Countertops	Good	10 Yrs	
Cabinets	Good	20 Yrs	
Toilet Room	CONDITION	USEFUL LIFE	NOTES
Toilet Partitions	Fair	10 Yrs	

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES				
Urinals	Fair	7 Yrs					
Lavatories	Fair	7 Yrs	Lav faucet is ADA but the P-trap is not wrapped.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exposed piping not insulated		Insulate exposed pipes		2	\$42.98 / EA	\$86	\$0
Waterclosets	Fair	7 Yrs					
Water Heater	CONDITION	USEFUL LIFE	NOTES				
Electric Water Heater	Good	10 Yrs	The T&P line needs to be directly plumbed from the 40 gallon water heater to the outside, instead of into the shallow sheet metal pan. The water heater also needs to be strapped.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater T&P line needs re-routing		Repair water heater		1	\$343.85 / ALLOW	\$344	\$0
Water heater not strapped per code		Install earthquake straps		1	\$171.93 / EA	\$172	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$602 \$0

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
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HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
Unit Heaters	Good	15 Yrs	

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
Emergency and Exit Lighting	Good	5 Yrs	
Task Lighting	Good	5 Yrs	
General Interior Lighting	Fair	5 Yrs	T12 type lamps (quantity of 50 + magnetic ballast type fixtures) throughout. Also, incandescent type lighting in ceiling fans.

DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting inadequate for building use	R/R interior lighting	3,680	\$3.01 / GSF	\$11,072	\$0

Notes: Replace type t12 magnetic with electronic type T8 lighting fixtures throughout.

Exterior Building Lighting	Good	10 Yrs	
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Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
2-Way Radio Equipment	None	0 Yrs	No emergency communications capability at the community center for the local community to report / respond as part of regional disaster planning and response.
Telephone	None	0 Yrs	

Power	CONDITION	USEFUL LIFE	NOTES
Outlets and Wiremold	Good	15 Yrs	The GFI test button on the receptacle in the Men's Room did not trip, when test pressed.
Distribution Boards	Good	20 Yrs	
Panel and Breakers	Good	20 Yrs	
Transfer Switch	Good	15 Yrs	
Emergency Power Supply	Good	20 Yrs	

Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Distribution	Good	20 Yrs	
Site Low Voltage	Good	10 Yrs	
Site Lighting	Fair	5 Yrs	
Main Service	Good	20 Yrs	120/240 volt, 200 amp, 1-phase with transfer switch and 45 KW backup generator



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Electrical Subtotal:

BASIC/ADDED COSTS: **\$11,072** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES		
Building Access	Good				
Casework	Not Compliant		Kitchen sink not ADA compliant		
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA	1	\$2063.10 / EA	\$2,063	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$2,063** **\$0**

Benton Community Center Subtotal:

BASIC/ADDED COSTS: **\$18,078** **\$48,999**



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Benton, CA: Benton Senior Center

Civil Utilities

Sanitary Sewer System	CONDITION	USEFUL LIFE	NOTES			
Septic Tank	Poor	2 Yrs	The septic system has had issues in the past couple of years and is inadequately sized. It was orginally intended for fire station use. Also serves the fire station.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Septic tank past useful life	Install (n) septic tank -- conventional		1	\$10315.50 / EA	\$10,316	\$0
Notes: Includes re-routing sewer pipe to new tank						
Leach Lines	Poor	1 Yrs	Inadequate, see septic tank. The lines run under the fire station.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Leach lines inadequate	Install (n) leach lines		1	\$5157.75 / LS	\$5,158	\$0

Civil Utilities Subtotal:

BASIC/ADDED COSTS: \$15,473 \$0

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		No pavement, dirt parking lot.

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Trees and Shrubs	Good		Minimal landscaping consists of a few shrubs around the building.

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES					
Seismic	Not Assessed		Do to the age & condition of the building along with the type of foundation, upgrading this building would likely call for some upgrades to resist movement in case of seismic activity.					
			DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
			Older building constructed before current codes	Seismic retrofit building	1,970	\$34.39 / GSF	\$67,738	\$0
Floor Framing	CONDITION	USEFUL LIFE	NOTES					
Wood	Fair	15 Yrs	Wood framed joists resting on steel beams					
Foundation	CONDITION	USEFUL LIFE	NOTES					
Concrete	Poor	5 Yrs	Building lacks perimeter footing. There are some concrete columns, but a large portion of the load is carried by floor jacks resting on wood blocks.					
Roof Framing	CONDITION	USEFUL LIFE	NOTES					



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Building Structural Systems

Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Not Assessed		No access, but age would indicate building lacks shear and ties to wall framing.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Fair	15 Yrs	No apparent problems

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: **\$67,738** **\$0**

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES				
Composition Shingle Roofing	Fair	7 Yrs	There are a couple of locations where shingles are missing and one large area where the roof has been patched. Some deterioration where water runs out of the evaporative cooling unit.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof approaching end of useful life		Install comp shingle roof (complete)		2,200	\$11.35 / SF	\$24,964	\$0
Notes: requires R/R evaporative cooler unit.							

Roofing Subtotal:

BASIC/ADDED COSTS: **\$24,964** **\$0**

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Doors	Fair	10 Yrs					
Siding	CONDITION	USEFUL LIFE	NOTES				
Wood Siding	Fair	10 Yrs	Siding showing age with areas of deterioration and building needs painting.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint chipped and faded bare wood exposed.		Paint wall		1,500	\$4.30 / SF	\$6,447	\$0
Notes: Major prep work required before painting							
Plywood Siding	Poor	1 Yrs	The skirting covering the raised foundation is in poor condition.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Siding past useful life		R/R plywood siding		550	\$8.60 / SF	\$4,728	\$0
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES				
Wood Soffits	Fair	10 Yrs					



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Exterior Envelope

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Wood Soffits	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint fading and cracking	Paint soffit		600	\$2.58 / SF	\$1,547	\$0
Notes: prep and paint						
Fascia	Fair	10 Yrs	There is some sun damage. Damage should be fixed and boards painted to prevent further deterioration.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fascia sun damaged	Paint fascia		180	\$6.88 / LF	\$1,238	\$0
Notes: Repair/ replace damaged boards. Prep and paint fascia						
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Poor	3 Yrs	Single pane windows.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		180	\$68.77 / SF	\$12,379	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$26,339 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES		
Painted GWB					
Fair	10 Yrs				
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Paint in poor condition	Paint Ceiling	1,970	\$1.72 / SF	\$3,387	\$0
Flooring	CONDITION	USEFUL LIFE	NOTES		
Carpet					
Fair	3 Yrs				
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet nearing end of useful life	Install (n) carpet	1,200	\$6.88 / SF	\$8,252	\$0
Sheet Vinyl				In restrooms - flooring replaced as part of ADA upgrade.	
Fair	6 Yrs				
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Floor in poor condition	Install (n) sheet vinyl floor	250	\$12.03 / SF	\$3,009	\$0
Notes: Replace in kitchen					
Walls	CONDITION	USEFUL LIFE	NOTES		



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Interior Systems

Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Fair	10 Yrs	
DEFICIENCY	ACTION		QTY
Paint in poor condition	Paint Wall		3,500
		COST / UNIT	BASIC COST
		\$1.72 / SF	\$6,017
		ADDED COST	
		\$0	

Interior Systems Subtotal:

BASIC/ADDED COSTS: **\$20,665** **\$0**

Specialties and Equipment

Casework	CONDITION	USEFUL LIFE	NOTES
Countertops	Fair	10 Yrs	Pass through from kitchen to hall is not ADA accessible, but this would be a low priority to fix.
Cabinets	Fair	10 Yrs	
Kitchen Equipment	CONDITION	USEFUL LIFE	NOTES
Stoves and Ovens	Fair	10 Yrs	

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Sinks and Faucets	Good	10 Yrs	The two compartment stainless steel kitchen sink
Lavatories	Poor	3 Yrs	Exposed piping underneath the lav is not wrapped.
Waterclosets	Poor	3 Yrs	The mens room water closet is worse than the womens. See ADA costs for replacement.
Water Heater	CONDITION	USEFUL LIFE	NOTES
Gas Fired Water Heater	Fair	7 Yrs	40 gallon water heater missing ADA stapping
DEFICIENCY	ACTION		QTY
Water heater not strapped per code	Install earthquake straps		1
		COST / UNIT	BASIC COST
		\$171.93 / EA	\$172
		ADDED COST	
		\$0	

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$172** **\$0**

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES
Furnaces	Good	20 Yrs	New unit ventilator style gas furnaces (Rinnai) were recently installed. The existing furnace is still connected, is in poor condition, and is only used as backup.



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HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Good	20 Yrs	New unit ventilator style gas furnaces (Rinnai)were recently installed. The existing furnace is still connected, is in poor condition, and is only used as backup.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life	R/R Furnace		1	\$1074.53 / EA	\$0	\$1,075
Notes: The existing backup furnace only.						

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
Evaporative Cooling Units	Fair	7 Yrs	

HVAC Subtotal:

BASIC/ADDED COSTS: **\$0** **\$1,075**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
General Interior Lighting	Poor	2 Yrs	T12 type fixtures with magnetic ballast near obsolete.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition	R/R interior lighting		1,970	\$6.02 / GSF	\$11,854	\$0
Emergency and Exit Lighting	None	0 Yrs				
Exterior Building Lighting	Fair	7 Yrs				
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES			
Data and Cabling	None	0 Yrs				
Telephone	None	0 Yrs				
Power	CONDITION	USEFUL LIFE	NOTES			
Emergency Power Supply	None	0 Yrs				
Distribution Boards	Fair	5 Yrs				
Outlets and Wiremold	Fair	7 Yrs				
Panel and Breakers	Fair	7 Yrs				
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Site Distribution	Fair	7 Yrs				
Main Service	Fair	7 Yrs	120/240 volt, 100 amp, 1-phase			



Detailed Assessment Report

Benton, CA: Benton Senior Center

Electrical

Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Lighting	Fair	7 Yrs	

Electrical Subtotal:

BASIC/ADDED COSTS: **\$11,854** **\$0**

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Doors and Hardware	Not Compliant	Hardware not ADA lever type				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		4	\$515.78 / ea	\$2,063	\$0
Building Access	Not Compliant	There is a ramp to the front entrance. Ramp appears to be slightly steeper than 1:12. The bottom of the ramp is not flush with the surrounding grade, so a transition should be constructed to allow for full access.				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Grade change of more than ½ inch	Construct transition at uneven surfaces		1	\$2063.10 / EA	\$2,063	\$0
Notes: 6" difference between bottom of ramp and surrounding grade						

Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Not Compliant	Restrooms have been made semi ADA compliant with the addition of grab bars. Rooms need to be remodeled/reconfigured for full compliance				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		120	\$472.79 / GSF	\$56,735	\$0
Notes: Reconfigure two restrooms, including all new finishes to floors, walls and ceiling. New plumbing fixtures.						

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$60,861** **\$0**

Benton Senior Center Subtotal:

BASIC/ADDED COSTS: **\$228,067** **\$1,075**



Detailed Assessment Report

Benton, CA: District 2 Equipment Shelter

Civil Utilities

Gas System	CONDITION	USEFUL LIFE	NOTES			
Piping	None	Gas for unit heaters no longer connected.				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Add piping to (n) HVAC unit	2" pipe--coiled		200	\$46.42 / LF	\$9,284	\$0
Notes: 2" is probably oversized - quantity is an allowance.						

Civil Utilities Subtotal:

BASIC/ADDED COSTS: **\$9,284** **\$0**

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES				
Concrete	Fair	10 Yrs	Slab on grade appears structurally sound. A large portion was not visible due to filled material bin for sanding roadways. The abandoned equipment lift hole should be filled for liability reasons.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Hole remains at abandoned equipment lift		Repair concrete		1	\$1719.25 / ALLOW	\$1,719	\$0

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Fair	15 Yrs	No apparent issues.

Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Fair	15 Yrs	No apparent problems noted. Minor surface rust to steel framing.

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: **\$1,719** **\$0**

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Metal Roofing	Fair	10 Yrs	

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Poor	2 Yrs	Doors have significant amount of rust. The doors do not appear to be used, as the north end of the building is left open.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door rusted	R/R single door and hardware in (e) frame		2	\$1891.18 / EA	\$3,782	\$0



Detailed Assessment Report

Benton, CA: District 2 Equipment Shelter

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Roll-up Doors	Poor	0 Yrs	Two overhead doors at north side of building appear unoperable. Currently left in open position. The tracks for the doors have significant rust. Vision panels have road signs inserted to replace missing glass.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Upgrade for electric operation		Add motorized operator	2	\$1719.25 / EA	\$0	\$3,439
Door unoperable		R/R roll-up door - manual	2	\$4298.13 / EA	\$8,596	\$0
Siding	CONDITION	USEFUL LIFE	NOTES			
Metal Panels	Fair	10 Yrs				
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Poor	0 Yrs	Steel windows with wire glass. Windows have broken glass. Window on west side has bullet holes.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Windows past useful life		R/R steel window	96	\$77.37 / SF	\$7,427	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$19,806** **\$3,439**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Exposed Structural	Fair	15 Yrs	Interior of building is entirely unfinished with exposed structural elements.

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Unit Heaters	Poor	0 Yrs	Existing units very old and non-operational. The utility services to the building have been disconnected.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Equipment in poor condition	R/R radiator		2	\$1719.25 / EA	\$3,439	\$0
Notes: Only replace the units if the utilities are reconnected to the building.						

HVAC Subtotal:

BASIC/ADDED COSTS: **\$3,439** **\$0**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES



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Benton, CA: District 2 Equipment Shelter

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Exterior Building Lighting	Poor	0 Yrs	Non functional			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exterior lighting does not work	Install security flood light		3	\$859.63 / EA	\$2,579	\$0
Notes: Over man door and overhead doors						
Emergency and Exit Lighting	None					
General Interior Lighting	Poor	0 Yrs	Lighting obsolete - Six 3 tube 8ft fixtures.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition	R/R light fixture		6	\$773.66 / EA	\$4,642	\$0
Notes: Replace fixtures, add new wiring in conduit						
Power	CONDITION	USEFUL LIFE	NOTES			
Outlets and Wiremold	Poor	0 Yrs	Insufficient power outlets if used for shop building.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Building has inadequate number of outlets	R/R power outlets		1,720	\$1.72 / GSF	\$2,957	\$0
Notes: Add power outlets and conduit along perimeter walls						
Panel and Breakers	Fair	10 Yrs	200 amp panel, adequate size for building use			
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Site Low Voltage	None	0 Yrs				
Main Service	Fair	10 Yrs	120 / 240 volt, 100 amp, 1- phase			
Site Distribution	Fair	10 Yrs				
Site Lighting	Poor	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Parking lot lighting is inadequate	Install pole mounted light		1	\$3438.50 / EA	\$3,439	\$0

Electrical Subtotal:

BASIC/ADDED COSTS: **\$13,616** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	
Fire Sprinkler Systems	CONDITION	USEFUL LIFE	NOTES



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Benton, CA: District 2 Equipment Shelter

Fire and Life Safety

Fire Sprinkler Systems	CONDITION	USEFUL LIFE	NOTES
Wet Type System	None		
District 2 Equipment Shelter Subtotal:		BASIC/ADDED COSTS:	\$47,864 \$3,439



Detailed Assessment Report

Benton, CA: District 2 Road Shop

Civil Utilities

Sanitary Sewer System	CONDITION	USEFUL LIFE	NOTES
Septic Tank	Not Assessed		No problems reported

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Fair	10 Yrs	
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Fair	10 Yrs	
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Fair	10 Yrs	
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Fair	10 Yrs	

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Metal Roofing	Fair	10 Yrs	

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Doors	Fair	5 Yrs	Current door has no insulation value with a single pane half lite.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door lacks thermal value		R/R single door and hardware in (e) frame		1	\$2269.41 / EA	\$2,269	\$0
Roll-up Doors	Fair	10 Yrs	Roll-up door at north end of the building with an outer sliding door.				
Siding	CONDITION	USEFUL LIFE	NOTES				
Metal Panels	Fair	10 Yrs	Siding has a number of dents and dings, but these are cosmetic in nature.				
Windows	CONDITION	USEFUL LIFE	NOTES				
Windows and Frames	Poor	0 Yrs	Single pane windows at end of useful life.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient		R/R steel window		240	\$77.37 / SF	\$18,568	\$0



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Benton, CA: District 2 Road Shop

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$20,837** **\$0**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Fair	10 Yrs	GWB attached to underside of roof structure. Assume insulation in space above.
Flooring	CONDITION	USEFUL LIFE	NOTES
Exposed Concrete	Fair	10 Yrs	Concrete in typical condition for shop building.
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES
Doors	Fair	10 Yrs	

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Showers	Poor	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Shower in poor condition	R/R wall mounted shower		1	\$2578.88 / EA	\$2,579	\$0
Notes: Replace the enclosure too.						
Emergency Eyewash	Fair	4 Yrs	Is located in the toilet room.			
Lavatories	Poor	2 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Sink worn out	R/R wall mounted sink		1	\$1547.33 / EA	\$1,547	\$0
Waterclosets	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water closet is worn out	R/R watercloset		1	\$2235.03 / EA	\$2,235	\$0
Water Heater	CONDITION	USEFUL LIFE	NOTES			
Gas Fired Water Heater	Fair	4 Yrs	30 gallon water heater is missing its strapping and gas shut-off valve at the unit.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code	Install earthquake straps		1	\$171.93 / EA	\$172	\$0
Water heater missing gas SOV	Repair water heater		1	\$171.93 / ALLOW	\$86	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$6,619** **\$0**

HVAC





Detailed Assessment Report

Benton, CA: District 2 Road Shop

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
Unit Heaters	Good	15 Yrs	
Evaporative Cooling Units	Fair	7 Yrs	Unit serves the shop
Window AC Unit	Fair	4 Yrs	Unit serves the office.

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Emergency and Exit Lighting	Poor	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Emergency lights inadequate.	R/R exit/emergency lighting		2,470	\$0.43 / GSF	\$1,062	\$0
General Interior Lighting	Poor	0 Yrs	Obsolete fixtures and lighting controls. Also, lighting levels appear insufficient illumination for personnel safety and efficiency.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting levels too low	R/R interior lighting		2,470	\$3.61 / GSF	\$8,918	\$0
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES			
2-Way Radio Equipment	Fair	7 Yrs				
Data and Cabling	None	0 Yrs				
Power	CONDITION	USEFUL LIFE	NOTES			
Emergency Power Supply	Poor	0 Yrs	Generator and transfer switchgear equipment condition and design is past useful life.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Unit at end of useful life	Install Emergency Generator		35	\$515.78 / kW	\$18,052	\$0
Outlets and Wiremold	Poor	0 Yrs	Inadequate quantity and location of convenience outlets.			
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Main Service	Poor	0 Yrs	120/240 volt, 200 amp, 1-phase power equipment condition and design near obsolete.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Service past useful life	Upgrade main service - 200 amp		1	\$9670.78 / LS	\$9,671	\$0
Site Distribution	Fair	5 Yrs				

Electrical Subtotal:

BASIC/ADDED COSTS: \$37,702 \$0

Fire and Life Safety





Detailed Assessment Report

Benton, CA: District 2 Road Shop

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Building Access	Good		No ADA issues with access.			
Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Not Compliant		Restroom is non compliant, but would be low priority for ADA upgrade due to type and use of building. The restroom finishes and fixtures are aging and in poor condition, so upgrading to ADA as part of the need restroom renovation makes sense.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant		Modify (e) restroom for ADA	75	\$283.68 / GSF	\$0	\$21,276

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$0** **\$21,276**

District 2 Road Shop Subtotal:

BASIC/ADDED COSTS: **\$65,159** **\$21,276**



Detailed Assessment Report

Benton, CA: District 2 Storage #A

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES			
Building Stabilization	Not Compliant		Modernizing this building would require a structural upgrade.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Building lacks adequate shear to meet current codes	Stabilize building		1,250	\$34.39 / GSF	\$0	\$42,981

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: **\$0** **\$42,981**

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES			
Metal Roofing	Fair	5 Yrs	Building has a few fatigue cracks in the roof panels, but is not reported to leak.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof at end of useful life	R/R metal roofing		1,300	\$25.79 / SF	\$0	\$33,525

Roofing Subtotal:

BASIC/ADDED COSTS: **\$0** **\$33,525**

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Specialty Doors	Fair	5 Yrs	Sliding metal doors.			
Doors	Fair	5 Yrs				
Siding	CONDITION	USEFUL LIFE	NOTES			
Metal Panels	Fair	5 Yrs	Some dented and cracked panels. If the building was used for something other than storage, the county might want to replace the siding and insulate the building.			
Windows	CONDITION	USEFUL LIFE	NOTES			
Glass and Glazing	None					

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Exposed Structural	Fair	5 Yrs				
Flooring	CONDITION	USEFUL LIFE	NOTES			
Exposed Concrete	Fair	5 Yrs				
Walls	CONDITION	USEFUL LIFE	NOTES			



Detailed Assessment Report

Benton, CA: District 2 Storage #A

Interior Systems

Walls	CONDITION	USEFUL LIFE	NOTES
Exposed Structural	Fair	5 Yrs	No interior walls - exterior walls have exposed framing with back side of the metal wall panels.

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Emergency and Exit Lighting	None	0 Yrs				
Exterior Building Lighting	Fair	7 Yrs				
General Interior Lighting	Fair	5 Yrs	T12 type fixtures with magnetic ballasts.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition		R/R interior lighting	1,250	\$2.41 / GSF	\$3,009	\$0

Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
Data and Cabling	None	0 Yrs	

Power	CONDITION	USEFUL LIFE	NOTES			
Emergency Power Supply	None	0 Yrs				
Outlets and Wiremold	Poor	0 Yrs				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Building has inadequate number of outlets		Install GFI outlet	4	\$343.85 / EA	\$1,375	\$0
Panel and Breakers	Poor	0 Yrs	Panel condition is poor. Suggest replace with smallest service per local code requirements.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Breakers in poor condition		R/R panel	1	\$687.70 / EA	\$688	\$0

Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Site Lighting	Poor	0 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting is inadequate.		Install pole mounted light		1	\$3438.50 / EA	\$3,439	\$0

Electrical Subtotal:

BASIC/ADDED COSTS: \$8,510 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	



Detailed Assessment Report

Benton, CA: District 2 Storage #A

District 2 Storage #A Subtotal:	BASIC/ADDED COSTS:	\$8,510	\$76,507
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Detailed Assessment Report

Benton, CA: District 2 Storage #B

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	15 Yrs	No problems noted
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Fair	15 Yrs	No problems noted
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	15 Yrs	No problems noted

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Metal Roofing	Fair	10 Yrs	

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Not Compliant		No exit door as required by code.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
No exit door as per code		Cut (n) door opening	1	\$4298.13 / EA	\$4,298	\$0
Notes: Frame new opening and install 3070 door with hardware						
Specialty Doors	Fair	10 Yrs	Two sliding metal doors.			
Siding	CONDITION	USEFUL LIFE	NOTES			
Metal Panels	Fair	10 Yrs	There are a couple of dents/gashes in panels. Decent condition for age of building.			
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	10 Yrs	Single glazed window.			

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$4,298** **\$0**

Interior Systems

Walls	CONDITION	USEFUL LIFE	NOTES
Exposed Structural	Not Assessed		Interior was not assessed due to lack of access.

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

Benton, CA: District 2 Storage #B

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Fair	5 Yrs	T12 type fixtures with magnetic ballasts.
DEFICIENCY	ACTION		QTY
Lighting fixtures nearly obsolete.	R/R interior lighting		825
			COST / UNIT
			\$2.41 / GSF
			BASIC COST
			\$1,986
			ADDED COST
			\$0
Notes: Suggest energy efficient T8 fixtures with motion sensor on/off control.			
Exterior Building Lighting	Fair	7 Yrs	
Power	CONDITION	USEFUL LIFE	NOTES
Panel and Breakers	Fair	7 Yrs	Breakers and panel appear fully loaded.
Outlets and Wiremold	Poor	0 Yrs	Inadequate quantity and location of convenience outlets.
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Distribution	Good	20 Yrs	
Main Service	Fair	10 Yrs	120/240 volt, 200 amp service. Also, 30 amp Craftsman 6300 portable generator
Site Lighting	Poor	0 Yrs	

Electrical Subtotal:

BASIC/ADDED COSTS: **\$1,986** **\$0**

District 2 Storage #B Subtotal:

BASIC/ADDED COSTS: **\$6,284** **\$0**

Benton, CA Subtotal:

BASIC/ADDED COSTS: **\$373,962** **\$151,294**



Detailed Assessment Report

Bridgeport, CA: Bridgeport Animal Shelter

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Good	15 Yrs	Gravel around structure is well placed. Building has good drainage.

Landscape and Irrigation

Fencing and Gates	CONDITION	USEFUL LIFE	NOTES
Chain Link Fencing	Good	20 Yrs	
Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		

Site Furnishing and Equipment

Shade Structures	CONDITION	USEFUL LIFE	NOTES
Roofing	Good	20 Yrs	

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES
Building Stabilization	Good	25 Yrs	Metal building and wood frame addition appear to be in structurally good condition.
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	25 Yrs	Slab on grade.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	25 Yrs	
Wood	Good	25 Yrs	
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	25 Yrs	
Wood	Good	25 Yrs	

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Good	20 Yrs	
Metal Roofing	Good	25 Yrs	



Detailed Assessment Report

Bridgeport, CA: Bridgeport Animal Shelter

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Good	25 Yrs				
Hardware	Not Compliant	20 Yrs	See ADA for non compliant hardware			
Siding	CONDITION	USEFUL LIFE	NOTES			
Metal Panels	Good	25 Yrs				
Wood Siding	Good	25 Yrs				
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Metal Soffits	Good	25 Yrs				
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Good	25 Yrs				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient		R/R aluminum window	24	\$66.13 / SF	\$1,587	\$0
Notes: Remove and install two 3'x4' aluminum dual pane windows with a thermal break						

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$1,587** **\$0**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Exposed Structural	Good	20 Yrs	Good condition.
Painted GWB	Good	25 Yrs	No damage observed.
Flooring	CONDITION	USEFUL LIFE	NOTES
Carpet	Good	8 Yrs	
Sheet Vinyl	Good	10 Yrs	
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES
Hardware	Not Compliant	20 Yrs	See ADA for interior hardware requirements.
Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	15 Yrs	

Plumbing





Detailed Assessment Report

Bridgeport, CA: Bridgeport Animal Shelter

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES				
Waterclosets	Good	10 Yrs					
Lavatories	Good	15 Yrs					
Drinking Fountains	None						
Sinks and Faucets	Fair	7 Yrs	Faucet could be replaced.				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Older style faucet	Replace faucet		1	\$578.59 / EA	\$579	\$0	
Water Heater	CONDITION	USEFUL LIFE	NOTES				
Electric Water Heater	Fair	7 Yrs	30 gallon				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Water heater not strapped per code	Install earthquake straps		1	\$165.31 / EA	\$165	\$0	

Plumbing Subtotal:

BASIC/ADDED COSTS: \$744 \$0

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
Window AC Unit	Good	10 Yrs	Heat by electric base board and wall heaters in office areas. No AC systems servicing the building.
Unit Heaters	Fair	7 Yrs	One existing rebuilt unit and one new unit in the animal areas. Both powered by propane.

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
General Interior Lighting	Poor	2 Yrs	T12 type magnetic ballast near obsolete.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fixtures are not energy inefficient and near obsolete	R/R interior lighting		1,600	\$2.89 / GSF	\$4,629	\$0
Notes: Suggest T8 type fixtures with motion sensor on/off control for energy efficiency.						
Exterior Building Lighting	Fair	7 Yrs				
Emergency and Exit Lighting	None	0 Yrs				
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES			
Telephone	Good	10 Yrs				



Detailed Assessment Report

Bridgeport, CA: Bridgeport Animal Shelter

Electrical

Power	CONDITION	USEFUL LIFE	NOTES
Outlets and Wiremold	Fair	7 Yrs	
Panel and Breakers	Fair	7 Yrs	
Distribution Boards	Fair	5 Yrs	
Emergency Power Supply	None	0 Yrs	
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Main Service	Fair	7 Yrs	120/240 volt, 100 amp, 1-phase
Site Distribution	Fair	7 Yrs	
Site Lighting	Fair	7 Yrs	

Electrical Subtotal:

BASIC/ADDED COSTS: **\$4,629** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Doors and Hardware	Not Compliant	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		5	\$495.94 / ea	\$2,480	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$2,480** **\$0**

Bridgeport Animal Shelter Subtotal:

BASIC/ADDED COSTS: **\$9,439** **\$0**



Detailed Assessment Report

Bridgeport, CA: Bridgeport Paramedics - Medic 7

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	10 Yrs	
Foundation	CONDITION	USEFUL LIFE	NOTES
Other	Fair	4 Yrs	Mobile home is supported on braces.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Fair	10 Yrs	
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Fair	5 Yrs	

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES			
Metal Roofing	Fair	4 Yrs	Structure may not be worth this upgrade.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof past useful life	Install metal roofing		1,050	\$19.84 / SF	\$20,829	\$0

Roofing Subtotal:

BASIC/ADDED COSTS: **\$20,829** **\$0**

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Hardware	Fair	0 Yrs	Sliding glass doors need new hardware.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Hardware damaged	R/R hardware -- single		1	\$347.16 / EA	\$347	\$0
Doors	Fair	4 Yrs				
Sliding Glass Doors	Good	5 Yrs				



Detailed Assessment Report

Bridgeport, CA: Bridgeport Paramedics - Medic 7

Exterior Envelope

Siding	CONDITION	USEFUL LIFE	NOTES			
Metal Panels	Fair	5 Yrs	Metal siding is in fair condition. Replacement is not necessary.			
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	5 Yrs	Windows are dual pane but do not have a thermal break.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		212	\$66.13 / SF	\$0	\$14,019
Notes: No thermal break in windows.						

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$347** **\$14,019**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES				
Glue-On Acoustical Tile	Fair	5 Yrs					
Flooring	CONDITION	USEFUL LIFE	NOTES				
Sheet Vinyl	Good	15 Yrs					
Carpet	Fair	5 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet worn out		R/R carpet		840	\$8.27 / SF	\$0	\$6,943
Notes: Carpet life about 3 Yrs.							
Room Renovation	CONDITION	USEFUL LIFE	NOTES				
Administrative Office	Fair	10 Yrs	All interior finishes are in fair condition and will last 10 years with the exception of the carpet.				
Walls	CONDITION	USEFUL LIFE	NOTES				
Paneling	Fair	5 Yrs					

Interior Systems Subtotal:

BASIC/ADDED COSTS: **\$0** **\$6,943**

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Waterclosets	Fair	5 Yrs	
Showers	Fair	5 Yrs	



Detailed Assessment Report

Bridgeport, CA: Bridgeport Paramedics - Medic 7

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Showers	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Shower in fair condition	R/R shower controls		2	\$1239.84 / EA	\$2,480	\$0
Sinks and Faucets	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Older style faucet	Replace faucet		3	\$578.59 / EA	\$1,736	\$0
Water Heater						
Electric Water Heater	Fair	7 Yrs	30 gallon propane			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code	Install earthquake straps		1	\$165.31 / EA	\$165	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$4,381 \$0

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Poor	3 Yrs	Central furnace without cooling coils.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life	R/R Furnace		1	\$4132.81 / EA	\$4,133	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: \$4,133 \$0

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Emergency and Exit Lighting	Good	15 Yrs				
Exterior Building Lighting	Good	15 Yrs				
General Interior Lighting	Good	15 Yrs				
Low Voltage Systems						
Telephone	Good	10 Yrs				
2-Way Radio Equipment	Good	10 Yrs				
Power						
Panel and Breakers	Good	15 Yrs				



Detailed Assessment Report

Bridgeport, CA: Bridgeport Paramedics - Medic 7

Electrical

Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Lighting	Good	15 Yrs	
Main Service	Good	15 Yrs	120/240 volt 125 amp 1-phase
Site Distribution	Good	15 Yrs	

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES		
Casework Not Compliant 5 Yrs					
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA	1	\$1983.75 / EA	\$0	\$1,984
Doors and Hardware Not Compliant 5 Yrs					
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset	6	\$495.94 / ea	\$0	\$2,976
Building Access Not Compliant 5 Yrs Structure is used as residence for Paramedics. No public access.					
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Non-grade floor not accessible	Rectify ADA access issues	1	\$3306.25 / LS	\$0	\$3,306
Restrooms	CONDITION	USEFUL LIFE	NOTES		
Restrooms Not Compliant 5 Yrs					
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA	40	\$454.61 / GSF	\$0	\$18,184

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$0** **\$26,450**

Bridgeport Paramedics - Medic 7 Subtotal:

BASIC/ADDED COSTS: **\$29,690** **\$47,412**



Detailed Assessment Report

Bridgeport, CA: Bridgeport Senior Center

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	Fair	10 Yrs	

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES				
Building Stabilization	Fair	10 Yrs	Modernization would likely trigger a structural upgrade to meet current code.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Modernization would trigger structural upgrade		Stabilize building		816	\$33.06 / GSF	\$0	\$26,979
Floor Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Fair	10 Yrs					
Foundation	CONDITION	USEFUL LIFE	NOTES				
Concrete	Good	10 Yrs					
Roof Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Good	10 Yrs					
Wall Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Good	10 Yrs					

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$26,979

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Excellent	25 Yrs	New

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Fair	10 Yrs	



Detailed Assessment Report

Bridgeport, CA: Bridgeport Senior Center

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint door and frame		2	\$165.31 / EA	\$331	\$0
Siding	CONDITION	USEFUL LIFE	NOTES			
Wood Siding	Fair	10 Yrs	The siding and trim are cracked and peeling from sun exposure.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Wood sun damaged	R/R wood siding		240	\$19.84 / SF	\$4,761	\$0
Notes: Wood siding cracked and rotted due to sun damage						
Paint fading and discolored	Paint wall		1,240	\$1.65 / SF	\$2,050	\$0
Notes: Paint faded and peeled due to sun damage.						
Trim damaged	Install (n) wood trim		300	\$8.27 / LF	\$2,480	\$0
Notes: Wood trim and some structural damage due to sun exposure on the ramps						
Paint fading and discolored	Install (n) wood trim		624	\$8.27 / LF	\$5,158	\$0
Notes: Wood Fascia, wood trim at ramps						
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Wood Soffits	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint fading and cracking	Paint soffit		120	\$1.65 / SF	\$198	\$0
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R wood window		162	\$132.25 / SF	\$21,425	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$36,402 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Wood Ceiling	Good	10 Yrs	Wood ceiling is in good condition.
Flooring	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

Bridgeport, CA: Bridgeport Senior Center

Interior Systems

Flooring	CONDITION	USEFUL LIFE	NOTES
VCT	Fair	10 Yrs	VCT is in good condition.
Walls	CONDITION	USEFUL LIFE	NOTES
Paneling	Good	10 Yrs	Solid wood paneling.

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES				
Lavatories	Good	20 Yrs					
Water Heater	CONDITION	USEFUL LIFE	NOTES				
Electric Water Heater	Fair	10 Yrs	30 gallon electric				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code		Install earthquake straps		1	\$165.31 / EA	\$165	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$165** **\$0**

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Fair	4 Yrs	Wall furnace ducted to both sides of wall.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace close to end of useful life	R/R Furnace		1	\$4132.81 / EA	\$4,133	\$0
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES			
Exhaust Fans	None	0 Yrs	Exhaust system missing for kitchen oven/stove.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
kitchen range does not have exhaust system	Install (n) ceiling mtd exhaust fan		1	\$1653.13 / EA	\$1,653	\$0
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Window AC Unit	Fair	4 Yrs	Window A/C. Electric base board heater in good condition.			

HVAC Subtotal:

BASIC/ADDED COSTS: **\$5,786** **\$0**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Good	7 Yrs	



Detailed Assessment Report

Bridgeport, CA: Bridgeport Senior Center

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Task Lighting	Good	7 Yrs				
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES			
Data and Cabling	None	0 Yrs				
Power	CONDITION	USEFUL LIFE	NOTES			
Emergency Power Supply	None	0 Yrs				
Outlets and Wiremold	Fair	7 Yrs				
Panel and Breakers	Fair	7 Yrs				
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Site Lighting	Fair	7 Yrs				
Site Distribution	Fair	7 Yrs				
Main Service	Fair	7 Yrs	120 / 240 volt, 100 amp, 1-phase service. Panel appears near full.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Main service appears fully loaded.	Upgrade main service - 200 amp		1	\$3099.61 / LS	\$3,100	\$0

Electrical Subtotal:

BASIC/ADDED COSTS: **\$3,100** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Casework	Good	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA		1	\$1983.75 / EA	\$1,984	\$0
Doors and Hardware	Not Compliant	15 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		3	\$495.94 / ea	\$1,488	\$0
Site Access	Poor	0 Yrs	There is no ADA access to the ramp. Concrete sidewalk from parking to ramp must be added.			



Detailed Assessment Report

Bridgeport, CA: Bridgeport Senior Center

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Site Access	Poor	0 Yrs	There is no ADA access to the ramp. Concrete sidewalk from parking to ramp must be added.			
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST
Building entrance not at grade		R/R concrete walkway		300	\$16.53 / SF	\$4,959
Notes: Add concrete sidewalk.						ADDED COST
						\$0
Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Good	10 Yrs				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST
Sink not ADA		R/R Sink		1	\$1983.75 / EA	\$1,984
Faucet at sink not ADA		R/R faucet		1	\$495.94 / EA	\$496
						ADDED COST
						\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$10,911 \$0

Bridgeport Senior Center Subtotal:

BASIC/ADDED COSTS: \$56,363 \$26,979



Detailed Assessment Report

Bridgeport, CA: Bridgeport Social Services

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Fair	10 Yrs	Street parking

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Turf	Fair	10 Yrs	

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES				
Building Stabilization	Fair	10 Yrs	Wood frame structure that appears to be in fair condition. Due to the age of the building, a modernization would likely trigger structural upgrades to current codes.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Modernization likely trigger code required upgrade		Stabilize building		3,268	\$41.33 / GSF	\$0	\$135,060
Floor Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Good	10 Yrs	No damage observed.				
Foundation	CONDITION	USEFUL LIFE	NOTES				
Concrete	Good	10 Yrs	No damage observed.				
Roof Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Good	10 Yrs	No damage observed.				
Wall Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Good	10 Yrs	No damage observed.				

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$135,060

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Good	20 Yrs	The roof appears to be relatively new and in good condition.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Poor	2 Yrs	



Detailed Assessment Report

Bridgeport, CA: Bridgeport Social Services

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Poor	2 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint door and frame		5	\$165.31 / EA	\$827	\$0
Siding	CONDITION	USEFUL LIFE	NOTES			
Wood Siding	Fair	5 Yrs	Wood siding and trim is cracked and broken due to sun damage.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint fading and discolored	Paint wall		3,560	\$2.48 / SF	\$8,828	\$0
Notes: Paint has peeled due to sun.						
Wood sun damaged	R/R wood siding		440	\$19.84 / SF	\$8,729	\$0
Trim damaged	Install (n) wood trim		320	\$8.27 / LF	\$2,645	\$0
Notes: Wood trim is cracked and damaged due to sun exposure						
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Fascia	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fascia sun damaged	R/R fascia		180	\$13.23 / LF	\$2,381	\$0
Wood Soffits	Fair	10 Yrs	Soffits will paint with the siding. Appear to be in good condition in most cases.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint fading and cracking	Paint soffit		420	\$1.65 / SF	\$694	\$0
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Windows past useful life	R/R wood window		294	\$132.25 / SF	\$38,882	\$0
Notes: Wood windows are single pane and most of the wood trim is beyond its useful life.						

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$62,984 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Fair	5 Yrs	



Detailed Assessment Report

Bridgeport, CA: Bridgeport Social Services

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint in poor condition	Paint Ceiling		10,600	\$1.65 / SF	\$17,523	\$0
Flooring	CONDITION	USEFUL LIFE	NOTES			
VCT	Good	10 Yrs				
Carpet	Poor	1 Yrs	The carpet is worn out in most cases.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet in poor condition	Install (n) carpet		10,600	\$6.61 / SF	\$70,093	\$0
Bases	Excellent					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Base damaged	Install (n) rubber base		1,920	\$3.31 / LF	\$6,348	\$0
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES			
Doors	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint Door and Frame		19	\$165.31 / EA	\$3,141	\$0
Stairways	CONDITION	USEFUL LIFE	NOTES			
Accessibility	None	10 Yrs				
Stairs and Handrails	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Handrails do not extend 12" past stairs	Install 12" extension to (e) handrail		4	\$413.28 / EA	\$1,653	\$0
Stairs do not have contrasting stripe	Add contrasting stripe		16	\$8.27 / LF	\$132	\$0
Walls	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint in poor condition	Paint Wall		23,320	\$1.65 / SF	\$38,551	\$0

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$137,441 \$0

Plumbing

Water Heater	CONDITION	USEFUL LIFE	NOTES			
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Detailed Assessment Report

Bridgeport, CA: Bridgeport Social Services

Plumbing

Water Heater	CONDITION	USEFUL LIFE	NOTES				
Electric Water Heater	Fair	7 Yrs					
DEFICIENCY			ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code			Install earthquake straps	1	\$165.31 / EA	\$165	\$0
Water Piping	CONDITION	USEFUL LIFE	NOTES				
Piping	Poor	3 Yrs	Appears to be the original 1930's era galvanized piping.				
DEFICIENCY			ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Piping past useful life			R/R water piping	3,342	\$3.31 / GSF	\$11,049	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$11,215 \$0

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES
Furnaces	Good	20 Yrs	New furnace in basement which serves the main floor of the building.
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
Window AC Unit	Fair	4 Yrs	Window A/C units used for cooling. Portable electric heaters used for heating the upstairs areas.

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Fair	7 Yrs	
Exterior Building Lighting	Fair	7 Yrs	
Emergency and Exit Lighting	Fair	7 Yrs	
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
Telephone	Fair	7 Yrs	
Power	CONDITION	USEFUL LIFE	NOTES
Outlets and Wiremold	Fair	7 Yrs	
Panel and Breakers	Poor	2 Yrs	Excessive wire fill in junction boxes and sub-panels located at the basement.



Detailed Assessment Report

Bridgeport, CA: Bridgeport Social Services

Electrical

Power	CONDITION	USEFUL LIFE	NOTES			
Panel and Breakers	Poor	2 Yrs	Excessive wire fill in junction boxes and sub-panels located at the basement.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Excessive number of conductors and connections for size of sub-panels and junction boxes.	R/R secondary panels & feeders		3,268	\$3.31 / GSF	\$10,805	\$0
Notes: Size raceways and junction boxes not to exceed % wire fill requirements.						
Emergency Power Supply	None	0 Yrs				
Distribution Boards	Fair	7 Yrs				
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Main Service	Fair	7 Yrs	120/240 volt, 200 amp, 1-phase			
Site Lighting	Fair	7 Yrs				

Electrical Subtotal:

BASIC/ADDED COSTS: **\$10,805** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Drinking Fountains	CONDITION	USEFUL LIFE	NOTES			
Drinking Fountains	Not Compliant	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
(e) drinking fountain not ADA	Replace (e) drinking founatin w/ ADA model		1	\$3306.25 / EA	\$3,306	\$0
Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Building Access	Not Compliant	10 Yrs	No ADA access to second floor. Suggest relocating services to main floor which has access.			
Doors and Hardware	Not Compliant	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		21	\$495.94 / ea	\$10,415	\$0
Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Not Compliant	5 Yrs				



Detailed Assessment Report

Bridgeport, CA: Bridgeport Social Services

ADA Issues

Restrooms	CONDITION	USEFUL LIFE	NOTES				
Restrooms	Not Compliant	5 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant		Modify (e) restroom for ADA		50	\$454.61 / GSF	\$22,730	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$36,451 \$0

Bridgeport Social Services Subtotal:

BASIC/ADDED COSTS: \$258,896 \$135,060



Detailed Assessment Report

Bridgeport, CA: County Jail

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES			
Asphalt Paving	Fair	8 Yrs				
Concrete Paving	CONDITION	USEFUL LIFE	NOTES			
Concrete Walks	Poor	0 Yrs				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST
Concrete has deteriorated		R/R concrete walk		1,300	\$11.57 / SF	\$15,043
						ADDED COST
						\$0
Curbs and Gutters	CONDITION	USEFUL LIFE	NOTES			
Curb and Gutters	Poor	0 Yrs				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST
Concrete deteriorated		Install curb and gutter		150	\$36.37 / LF	\$5,455
						ADDED COST
						\$0

Paving Systems Subtotal:

BASIC/ADDED COSTS: \$20,499 \$0

Landscape and Irrigation

Fencing and Gates	CONDITION	USEFUL LIFE	NOTES
Chain Link Fencing	Good	15 Yrs	Exercise yard.
Landscaping	CONDITION	USEFUL LIFE	NOTES
Turf	Good	10 Yrs	

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	30 Yrs	No damage observed.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	30 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
CMU	Good	30 Yrs	No damage observed.

Roofing

Flashing and Sheet Metal	CONDITION	USEFUL LIFE	NOTES
Downspouts	Excellent		
Roof Flashings	Fair	20 Yrs	



Detailed Assessment Report

Bridgeport, CA: County Jail

Roofing

Flashing and Sheet Metal	CONDITION	USEFUL LIFE	NOTES			
Roof Flashings	Fair	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Flashing damaged	R/R flashing		60	\$11.57 / SF	\$694	\$0
Roof Accessories	CONDITION	USEFUL LIFE	NOTES			
Skylights	Fair	2 Yrs	Skylights are not energy efficient and leak.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Skylights leak	R/R skylight		64	\$165.31 / SF	\$10,580	\$0
Notes: Raise Curbs for new roofing						
Roofing	CONDITION	USEFUL LIFE	NOTES			
Foam Roofing	Poor	0 Yrs	The existing roof is a flat sprayed on foam roofing with little or no drainage. The roof leaks badly during wet weather and has been patched extensively.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof lacks insulation and positive drainage	Install rigid insulation		16,000	\$6.20 / SF	\$99,188	\$0
Notes: 2" rigid plus taper for drainage						
Older roof in poor condition	Remove Foam Roof, install built-up roof		16,000	\$12.40 / SF	\$198,375	\$0

Roofing Subtotal:

BASIC/ADDED COSTS: \$308,837 \$0

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Roll-up Doors	Good	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door not insulated	Insulate door		1	\$826.56 / EA	\$827	\$0
Paint peeling	Paint door		1	\$330.63 / EA	\$331	\$0
Doors	Good	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint door and frame		6	\$165.31 / EA	\$992	\$0
Siding	CONDITION	USEFUL LIFE	NOTES			
Exposed CMU	Good	20 Yrs				



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Bridgeport, CA: County Jail

Exterior Envelope

Siding	CONDITION	USEFUL LIFE	NOTES				
Exposed CMU Good 20 Yrs							
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint fading and peeling		Paint walls		7,700	\$1.65 / SF	\$12,729	\$0
EIFS Good 20 Yrs							
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Surface cracked		Repair wall		1	\$1653.13 / ALLOW	\$1,653	\$0
Soffits and Overhangs							
CONDITION		USEFUL LIFE	NOTES				
Metal Soffits Poor 0 Yrs Entry canopy has water leaks and in danger of falling. Immediate need!!!							
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Soffit damaged		R/R metal soffit		144	\$132.25 / SF	\$19,044	\$0
Notes: Complete replacement of entry canopy							
Windows							
CONDITION		USEFUL LIFE	NOTES				
Windows and Frames Fair 10 Yrs Dual glazed.							

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$35,575 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Glue-On Acoustical Tile Good 20 Yrs The ceilings are in good shape, except near the roof leaks.						
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Ceiling tiles stained		R/R 12x12 acoustic tile	200	\$4.96 / SF	\$992	\$0
Ceiling tiles missing		Install (n) 12x12 acoustic tile	80	\$3.31 / SF	\$265	\$0
Lay-in Acoustical Tile Fair 10 Yrs Water Stained.						
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Water-stained tiles from roof leaks		Replace lay-in ceiling panel	60	\$33.06 / EA	\$1,984	\$0
Exposed Structural Good 20 Yrs						
Flooring	CONDITION	USEFUL LIFE	NOTES			
Tile - Ceramic Good 15 Yrs						
Sheet Vinyl Poor 0 Yrs Sheet vinyl has worn out. Seams busted.						



Detailed Assessment Report

Bridgeport, CA: County Jail

Interior Systems

Flooring	CONDITION	USEFUL LIFE	NOTES			
Sheet Vinyl	Poor	0 Yrs	Sheet vinyl has worn out. Seams busted.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor in poor condition	Install seamless sheet vinyl		472	\$16.53 / SF	\$7,803	\$0
VCT	Poor	0 Yrs	High use areas need replacement. Well maintained but worn out.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor in poor condition	R/R VCT		240	\$6.20 / SF	\$1,488	\$0
Carpet	Good	1 Yrs	Carpet wearing out. Anti Static. This is a 24 hr. service facility. Carpet will not last long.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet worn out	R/R carpet		408	\$10.33 / SF	\$4,215	\$0

Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES			
Detention Doors and Hardware	Good	10 Yrs	Doors in good condition, but electrically operated actuators are near end of lifecycle.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Electric door actuators at end of useful life	R/R door actuators		36	\$1653.13 / EA	\$59,513	\$0

Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	15 Yrs	Walls are in good condition and well maintained.
Ceramic Tile	Good	15 Yrs	

Interior Systems Subtotal:

BASIC/ADDED COSTS: **\$76,259** **\$0**

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES				
Showers	Poor	3 Yrs	The brown walled staff locker rooms are fair. The inmate shower units are poor and constantly drip due to the abusive environment.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Inmate showers drip		R/R shower controls		6	\$1859.77 / EA	\$11,159	\$0
Notes: Replace shower controls and heads							
Waterclosets	Not Compliant	1 Yrs	The green walled toilet rooms have dated fixtures that are not ADA. The brown walled staff locker rooms are fair. The inmate lav/wc combination units are fair but need constant service due to the abusive environment.				



Detailed Assessment Report

Bridgeport, CA: County Jail

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES				
Waterclosets	Not Compliant	1 Yrs	The green walled toilet rooms have dated fixtures that are not ADA. The brown walled staff locker rooms are fair. The inmate lav/wc combination units are fair but need constant service due to the abusive environment.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Flush valve worn out on Inmate combi units		Install (n) flush valve		6	\$1239.84 / EA	\$7,439	\$0
Drinking Fountains	Fair	7 Yrs	Fixture in Administration hallway.				
Floor Sinks & Drains	Fair	7 Yrs					
Sinks and Faucets	Fair	7 Yrs	Kitchen sinks and faucets are in fair condition				
Lavatories	Not Compliant	1 Yrs	The green walled toilet rooms have dated fixtures that are not ADA. The brown walled staff locker rooms are fair. The inmate lav/wc combi units are fair but need constant service due to the abusive environment.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
The green walled staff toilet room does not have an ADA sink installed		Install (n) ADA wall mounted sink		2	\$4959.38 / EA	\$9,919	\$0
Inmate combi unit drips, will not shut off completely		Repair lavatory		16	\$495.94 / ALLOW	\$7,935	\$0
Emergency Eyewash	Fair	7 Yrs					
Urinals	Fair	7 Yrs	Fixtures in the brown walled staff locker/toilet rooms.				
Waste Piping	CONDITION	USEFUL LIFE	NOTES				
Piping	Good	20 Yrs	Piping cleaned out on a yearly basis.				
Water Heater	CONDITION	USEFUL LIFE	NOTES				
Gas Fired Water Heater	Poor	1 Yrs	Of the three water heaters in the jail mechanical room, two are fair and the blue colored one needs replacing. Their capacities are 80, 98 and 100 gallons. The 40 gallon water heater serving the Administration area is poor. None of the water heaters are strapped.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Blue colored water heater in poor condition		R/R gas fired water heater		1	\$2149.06 / EA	\$2,149	\$0
Admimistration water heater in poor condition		R/R gas fired water heater		1	\$1074.53 / EA	\$1,075	\$0
Water heater not strapped per code		Install earthquake straps		4	\$330.63 / EA	\$1,323	\$0
Water Piping	CONDITION	USEFUL LIFE	NOTES				



Detailed Assessment Report

Bridgeport, CA: County Jail

Plumbing

Water Piping	CONDITION	USEFUL LIFE	NOTES				
Piping	Poor	1 Yrs	Domestic hot water piping is corroding in several locations.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Piping past useful life		R/R water piping		15,790	\$4.96 / GSF	\$78,309	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$119,306 \$0

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Poor	1 Yrs	Unit serves the Administration Storage Room.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life	R/R Furnace		1	\$4132.81 / EA	\$4,133	\$0
Boilers	Good	15 Yrs				
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES			
Exhaust Fans	Fair	5 Yrs	Roof mounted exhaust fans are fair. The Property Room needs a exhaust fan system.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Property Storage Room does not have exhaust fan	Install (n) roof mtd exhaust fan		1	\$2975.63 / EA	\$2,976	\$0
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Unit Heaters	Good	15 Yrs	Unit in intake area.			
MAU Units	Fair	7 Yrs	Unit serves the Kitchen.			
Air Handlers	Fair	7 Yrs	Unit in Administration area.			
Package Units	Poor	1 Yrs	Most of the units on the roof need constant repair. The IT/Radio Room needs an air conditioning system. It currently does not have one.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Unit at end of useful life	R/R single zone unit		40	\$6116.56 / TON	\$244,663	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: \$251,771 \$0

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
Emergency and Exit Lighting	Good	10 Yrs	Emergency lighting is connected on emergency generator circuits.
Exterior Building Lighting	Fair	10 Yrs	



Detailed Assessment Report

Bridgeport, CA: County Jail

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Fair	8 Yrs	
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
2-Way Radio Equipment	Good	10 Yrs	
Telephone	Good	10 Yrs	
Power	CONDITION	USEFUL LIFE	NOTES
Panel and Breakers	Good	10 Yrs	
Outlets and Wiremold	Fair	8 Yrs	
Emergency Power Supply	Good	10 Yrs	Backup generator with ATS automatic transfer switch.
Transfer Switch	Good	10 Yrs	Generator testing is on a periodic schedule.
Distribution Boards	Good	10 Yrs	
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Distribution	Good	15 Yrs	
Main Service	Good	15 Yrs	120/208 volt, 600 amp, 3-phase power. Also, includes a 100 amp diesel emergency generator system
Site Lighting	Fair	10 Yrs	

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	Fair	5 Yrs	Verify periodic test and remote monitoring.

ADA Issues

Drinking Fountains	CONDITION	USEFUL LIFE	NOTES
Drinking Fountains	Good	10 Yrs	No damage observed.
DEFICIENCY		ACTION	
(e) drinking fountain not ADA		Replace (e) drinking fountain w/ ADA model	
		QTY	COST / UNIT
		1	\$3306.25 / EA
			BASIC COST
			\$3,306
			ADDED COST
			\$0
Locker and shower	CONDITION	USEFUL LIFE	NOTES
Showers	Good	10 Yrs	No damage observed.



Detailed Assessment Report

Bridgeport, CA: County Jail

ADA Issues

Locker and shower	CONDITION	USEFUL LIFE	NOTES			
Showers	Good	10 Yrs	No damage observed.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Shower does not have access	Remodel Shower for ADA		12	\$330.63 / SF	\$3,968	\$0
Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Casework	Good	20 Yrs	No damage observed.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Reception does not have ADA access	Modify cabinet for ADA		1	\$1983.75 / EA	\$1,984	\$0
Doors and Hardware	Good	20 Yrs	No damage observed.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Threshold does not meet ADA	Install new threshold		1	\$165.31 / ea	\$165	\$0
Notes: Exterior door to sally port along path taken by inmates to courthouse.						
Non ADA Lockset	Install ADA Lockset		11	\$495.94 / ea	\$5,455	\$0
Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Good	10 Yrs	Existing lockers cause restricted access to one of the restrooms.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		110	\$454.61 / GSF	\$50,007	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$64,885 \$0

County Jail Subtotal:

BASIC/ADDED COSTS: \$877,132 \$0



Detailed Assessment Report

Bridgeport, CA: Courthouse

Building Structural Systems

Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	40 Yrs	

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$985,492

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Metal Roofing	Excellent	30 Yrs	New Standing Seam metal roof over straight sheathing.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Doors	Fair	15 Yrs					
Hardware	Fair	15 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exit door does not have required hardware		Replace missing hardware		4	\$330.63 / ALLOW	\$1,323	\$0

Notes: All hardware in order to accomodate ADA and better weather barrier.

Siding	CONDITION	USEFUL LIFE	NOTES
Wood Siding	Good	40 Yrs	No damage observed

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Wood Soffits	Good	40 Yrs	
Fascia	Good	40 Yrs	

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R wood window		1,335	\$158.70 / SF	\$211,865	\$0
Notes: Custom dual glazed wood windows with thermal barriers in the frames.						

Notes: Custom dual glazed wood windows with thermal barriers in the frames.

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$213,187 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
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Detailed Assessment Report

Bridgeport, CA: Courthouse

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Painted Plaster	Good	20 Yrs	No damage observed.			
Glue-On Acoustical Tile	Poor	2 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Ceiling tiles stained	R/R 12x12 acoustic tile		200	\$4.96 / SF	\$992	\$0
Attic Insulation	Fair	20 Yrs	Existing attic insulation is 3 1/2" batts. We recommend an addition of at least 6" batts to be placed over the existing insulation.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Attic under insulated	Add additional insulation		5,845	\$2.48 / SF	\$14,494	\$0
Notes: Add 6" batt insulation at attic.						

Flooring	CONDITION	USEFUL LIFE	NOTES
Carpet	Excellent	15 Yrs	
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES
Hardware	Good	15 Yrs	
Doors	Good	20 Yrs	
Stairways	CONDITION	USEFUL LIFE	NOTES
Stairs and Handrails	Good	20 Yrs	
Walls	CONDITION	USEFUL LIFE	NOTES
Painted Plaster	Good	20 Yrs	
Acoustical Treatments	Good	20 Yrs	

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$15,486 \$0

Conveying Systems

Elevators	CONDITION	USEFUL LIFE	NOTES
Elevators	Good	25 Yrs	

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Drinking Fountains	Good	10 Yrs	The drinking fountains on the 1st floor are good and 10 years. The drinking fountain on the 2nd floor is very antique looking but in good condition.



Detailed Assessment Report

Bridgeport, CA: Courthouse

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Drinking Fountains	Good	10 Yrs	The drinking fountains on the 1st floor are good and 10 years. The drinking fountain on the 2nd floor is very antique looking but in good condition.			
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST
No ADA drinking fountain available on 2nd floor		Install (n) free-standing drinking fountain		1	\$4959.38 / EA	\$4,959
Urinals	Fair	7 Yrs				
Lavatories	Fair	7 Yrs				
Waterclosets	Fair	7 Yrs				
Sinks and Faucets	Poor	1 Yrs	Janitors sink			
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST
Janitors sink in poor condition		R/R sink		1	\$1653.13 / ea	\$1,653
Water Heater						
Electric Water Heater	Poor	1 Yrs	30 gallon electric in Janitors Closet			
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST
Water heater past useful life		R/R electric water heater		1	\$1074.53 / EA	\$1,075

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$7,687** **\$0**

HVAC

Air Distribution	CONDITION	USEFUL LIFE	NOTES			
Ductwork	Poor	1 Yrs	The flexible duct from the exhaust fans on the second floor need to be replaced with sheet metal and/or upsize the fan itself.			
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST
Renovation requires re-work to exhaust ductwork		R/R ductwork		200	\$11.57 / GSF	\$2,314
						\$0

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Boilers	Emergency	0 Yrs	Both boilers are scheduled for an emergency changeout this summer.			
Chillers	None	0 Yrs	Add chilled water capacity to the (E) 2 pipe hydronic system to achieve air conditioning in the building.			
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST
Add Chiller		R/R Chiller		40	\$1322.50 / TON	\$0
						\$52,900

Notes: Circulation pumps would also need to be added. The above dollars assume an air cooled chiller.



Detailed Assessment Report

Bridgeport, CA: Courthouse

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Pumps	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Pump at end of useful life	R/R water pump		2	\$8265.63 / EA	\$16,531	\$0
Expansion Tank/Air Separators	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Equipment at end of useful life	R/R expansion tank		1	\$4132.81 / EA	\$4,133	\$0
Equipment at end of useful life	R/R air separator		1	\$4132.81 / EA	\$4,133	\$0
Chemical Treatment Equipment	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
At end of useful life	R/R Chemical Treatment Equipment		1	\$8265.63 / EA	\$8,266	\$0
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES			
Exhaust Fans	None	0 Yrs	The second floor elevator lobby needs an exhaust fan system in it to draw the hot air out of it in the summer time. The elevator also needs an exhaust fan.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
2nd floor elevator lobby does not have exhaust fan	Install (n) ceiling mtd exhaust fan		1	\$2066.41 / EA	\$2,066	\$0
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Window AC Unit	Fair	4 Yrs	Several units are used throughout the building. The 2nd floor elevator lobby is heated by electric base board heaters which are Good and 15 years.			
Air Handlers	Good	10 Yrs	(E) Fan Coil units in each room are either mounted on the floor or wall. They are heating only units and appear to be well maintained.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fan Coil not sized for chilled water	R/R air handler		30,000	\$8.27 / CFM	\$247,969	\$0
Notes: ~ 20 units at 1500 CFM each.						
HVAC Piping	CONDITION	USEFUL LIFE	NOTES			
2 Pipe System	Fair	4 Yrs	Old galvanized HWS&R piping			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Piping in poor condition	R/R HW piping		1,000	\$247.97 / LF	\$247,969	\$0



Detailed Assessment Report

Bridgeport, CA: Courthouse

HVAC Subtotal:

BASIC/ADDED COSTS:

\$533,381

\$52,900

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Good	10 Yrs	T-8 type electronic ballasts fixtures throughout.
Exterior Building Lighting	Fair	7 Yrs	Consider energy efficient lamps and full cutoff type fixtures to reduce lighting energy use and night sky illumination.
Emergency and Exit Lighting	Good	10 Yrs	
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
Data and Cabling	Fair	5 Yrs	
Telephone	Fair	5 Yrs	
Power	CONDITION	USEFUL LIFE	NOTES
Distribution Boards	Good	10 Yrs	
Outlets and Wiremold	Good	10 Yrs	
Panel and Breakers	Good	10 Yrs	
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Distribution	Good	20 Yrs	
Main Service	Good	20 Yrs	120/ 208, 400 amp, 3-phase
Site Lighting	Good	10 Yrs	
Site Low Voltage	Good	10 Yrs	

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES			
Fire Alarm	Fair	5 Yrs	Smoke detectors located throughout the building; however not connected to monitoring or addressable equipment.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Smoke detectors and manual system only		Upgrade (e) fire alarm system	11,689	\$4.13 / GSF	\$0	\$48,308
Notes: Upgrade to full addressable system						
Fire Sprinkler Systems	CONDITION	USEFUL LIFE	NOTES			
Wet Type System	None	0 Yrs				



Detailed Assessment Report

Bridgeport, CA: Courthouse

Fire and Life Safety Subtotal:

BASIC/ADDED COSTS: **\$0** **\$48,308**

ADA Issues

Drinking Fountains	CONDITION	USEFUL LIFE	NOTES			
Drinking Fountains	Not Compliant		No ADA drinking fountain on second floor			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
(e) drinking fountain not ADA	Replace (e) drinking fountain w/ ADA model		1	\$3306.25 / EA	\$3,306	\$0
Path of Travel	CONDITION	USEFUL LIFE	NOTES			
General Deficiencies	Not Compliant		Jury box and Judges benches are raised and not ADA.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Judge and jury box not ADA	Rectify ADA issues		1	\$16531.25 / LS	\$16,531	\$0
Doors and Hardware	None					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		22	\$495.94 / ea	\$0	\$10,911

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$19,838** **\$10,911**

Courthouse Subtotal:

BASIC/ADDED COSTS: **\$789,578** **\$1,097,611**



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #1

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Good	10 Yrs	Street paving on three sides and recently upgraded paving in the back.

Landscape and Irrigation

Irrigation System	CONDITION	USEFUL LIFE	NOTES
Piping	Good	10 Yrs	
Sprinkler Heads	Good	10 Yrs	
Backflow Preventer	Good	10 Yrs	
Landscaping	CONDITION	USEFUL LIFE	NOTES
Turf	Good	10 Yrs	

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES				
Seismic	Not Assessed	Concrete buildings constructed prior the 1970's are under reinforced to meet current seismic standards. Bringing this building to current standards would require disturbing architectural finishes, electrical and mechanical.					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Older building constructed before current codes		Seismic retrofit building		10,752	\$165.31 / GSF	\$0	\$1,777,440

Floor Framing	CONDITION	USEFUL LIFE	NOTES				
Concrete	Good	20 Yrs					
Foundation	CONDITION	USEFUL LIFE	NOTES				
Concrete	Good	20 Yrs	No damage observed.				
Roof Framing	CONDITION	USEFUL LIFE	NOTES				
Steel	Not Assessed						
Wall Framing	CONDITION	USEFUL LIFE	NOTES				
Concrete	Good	40 Yrs	No damage observed.				

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$1,777,440

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
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Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #1

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES				
Foam Roofing	Fair	5 Yrs	Roofing at the edge of the structure is deteriorating. The roof may be reaching the end of its life. Recommend removal of foam roofing, install tapered foam sheeting in order to achieve roof slope and apply 3 or 4 ply built up roofing. (See Premium Costs)				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof lacks insulation and positive drainage		Install rigid insulation		10,800	\$6.20 / SF	\$0	\$66,952
Notes: 2" rigid plus taper for drainage							
Older roof in poor condition		Remove Foam Roof, install built-up roof		10,800	\$12.40 / SF	\$0	\$133,903

Roofing Subtotal:

BASIC/ADDED COSTS: \$0 \$200,855

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Doors past useful life	R/R storefront door -- pair		1	\$5290.00 / PR	\$5,290	\$0
Hardware	Poor	0 Yrs	The exit lockset on the Storefront does not work properly. Must be replaced.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exit device in poor condition	R/R exit device		1	\$1239.84 / EA	\$1,240	\$0
Siding	CONDITION	USEFUL LIFE	NOTES			
Exposed CMU	Good	20 Yrs	Exterior concrete walls have been well maintained and will not need paint for a few years.			
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Plaster Soffits	Good	20 Yrs				
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		720	\$66.13 / SF	\$47,610	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$54,140 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
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Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #1

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES					
Glue-On Acoustical Tile	Good	20 Yrs						
Flooring	CONDITION	USEFUL LIFE	NOTES					
VCT	Good	10 Yrs						
Carpet	Fair	4 Yrs						
DEFICIENCY			ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet worn out			Install (n) carpet		2,400	\$6.61 / SF	\$0	\$15,870
Notes: Carpet has approx. 4 years of life remaining.								
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES					
Doors	Good	20 Yrs						
Hardware	Good	10 Yrs	Hardware may not meet ADA requirements.					
Stairways	CONDITION	USEFUL LIFE	NOTES					
Stairs and Handrails	Good	20 Yrs						
Walls	CONDITION	USEFUL LIFE	NOTES					
Painted GWB	Good	20 Yrs	No damage observed.					
Paneling	Good	20 Yrs						

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$15,870

Conveying Systems

Elevators	CONDITION	USEFUL LIFE	NOTES
Elevators	None		Structure does not have elevator for ADA requirements. Adjoining structure has an elevator. ADA may be met by adding a bridge between the structures, or by simply providing services for Handicaped on the 1st floor.

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES				
Sinks and Faucets	Poor	3 Yrs	Sink and faucet in break room upstairs is poor. The Janitors sink is also poor				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
janitors sink in poor condition		R/R sink		1	\$2479.69 / ea	\$2,480	\$0



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #1

Plumbing

Water Heater	CONDITION	USEFUL LIFE	NOTES				
Electric Water Heater	Good	10 Yrs	The 1st floor unit is 30 gallon and 2nd floor unit is 20 gallon.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code		Install earthquake straps		2	\$165.31 / EA	\$331	\$0

Water Piping	CONDITION	USEFUL LIFE	NOTES			
Piping	Good	20 Yrs	The domestic water line feeding the building was just replaced.			

Plumbing Subtotal:

BASIC/ADDED COSTS: \$2,810 \$0

HVAC

Air Distribution	CONDITION	USEFUL LIFE	NOTES			
Ductwork	Poor	3 Yrs	The existing building zonal layout has hot and cold spots that are hard to control. As part of revamping the the thermostat locations, suggest adjusting/re-doing the ductwork system with the possibility of incorporating a new VAV system.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Renovation requires re-work to ductwork		R/R ductwork	10,752	\$11.57 / GSF	\$124,421	\$0

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Chemical Treatment Equipment	Poor	1 Yrs				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
At end of useful life		R/R Chemical Treatment Equipment	1	\$8265.63 / EA	\$8,266	\$0
Pumps	Poor	1 Yrs				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Pump at end of useful life		R/R water pump	2	\$8265.63 / EA	\$16,531	\$0
Expansion Tank/Air Separators	Poor	1 Yrs				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Equipment at end of useful life		R/R air separator	2	\$4132.81 / EA	\$8,266	\$0
Equipment at end of useful life		R/R expansion tank	2	\$4132.81 / EA	\$8,266	\$0
Boilers	Emergency	0 Yrs	Boilers will not make it through another winter. They are scheduled to be replaced this summer under another program.			
Furnaces	Good	20 Yrs	New Lennox furnace serving the Library.			



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #1

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Chillers	None	0 Yrs	Add chilled water capacity to the (E) 2 pipe hydronic system to achieve air conditioning in the building.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Add Chiller	R/R Chiller		40	\$1322.50 / TON	\$52,900	\$0
Controls	CONDITION	USEFUL LIFE	NOTES			
Energy Management	Poor	1 Yrs	The existing building zonal layout has hot and cold spots that are hard to control. As part of revamping the the thermostat locations, suggest adjusting/re-doing the ductwork system with the possibility of incorporating a new VAV system.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No energy management system in place	Install energy management system		10,752	\$6.61 / GSF	\$71,098	\$0
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES			
Exhaust Fans	Good	10 Yrs	Central toilet room exhaust system is good.			
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Window AC Unit	Fair	5 Yrs	Includes both window A/C's and split system units.			
Air Handlers	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Air handler at end of useful life	R/R air handler		16,000	\$8.27 / CFM	\$132,250	\$0
VAV -- Re-heat Boxes	None	0 Yrs	The existing building zonal layout has hot and cold spots that are hard to control. As part of revamping the the thermostat locations, suggest adjusting/re-doing the ductwork system with the possibility of incorporating a new VAV system.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Suggest installing new systems	Install VAV box		10	\$1405.16 / EA	\$14,052	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: \$436,048 \$0

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Good	7 Yrs	T8 type fixtures throughout.
Task Lighting	Fair	7 Yrs	
Emergency and Exit Lighting	Fair	7 Yrs	



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #1

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
Exterior Building Lighting	Fair	7 Yrs	Consider standard low energy full cutoff type fixtures to reduce lighting power density and night sky illumination.				
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES				
2-Way Radio Equipment	Good	8 Yrs					
Telephone	Good	8 Yrs					
Data and Cabling	Good	8 Yrs					
Power	CONDITION	USEFUL LIFE	NOTES				
Panel and Breakers	Fair	7 Yrs					
Distribution Boards	Good	12 Yrs					
Emergency Power Supply	None	0 Yrs					
Outlets and Wiremold	Good	12 Yrs					
Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Site Lighting	Good	12 Yrs					
Site Low Voltage	Good	12 Yrs					
Site Distribution	Fair	7 Yrs	Site distribution is existing single phase. Expect future 3-phase power will be required for energy efficiency and demand growth in office IT and communication equipment.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Additional power distribution needed		Install ug conduit		500	\$19.84 / LF	\$0	\$9,919
Main Service	Poor	3 Yrs	120/240 volt, 400 amp, 1-phase. This single phase equipment is in good condition for its age; however, expected future loads will require 3-phase power. The adjacent Courthouse and Annex #2 buildings are existing 3-phase power systems.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Service nearing end useful life		Upgrade main service - 1200 amp		1	\$66125.00 / LS	\$0	\$66,125
Notes: New underground service and 3-phase distibution equipment throughout the premises.							

Electrical Subtotal:

BASIC/ADDED COSTS: \$0 \$76,044

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #1

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES			
Fire Alarm	None	0 Yrs	County should consider adding a fully addressable system			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
None installed	Install (n) fire alarm system		10,752	\$4.55 / GSF	\$0	\$48,880

Fire and Life Safety Subtotal:

BASIC/ADDED COSTS: **\$0** **\$48,880**

ADA Issues

Drinking Fountains	CONDITION	USEFUL LIFE	NOTES			
Drinking Fountains	Not Compliant					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
(e) drinking fountain not ADA	Install (n) ADA drinking fountain		2	\$1859.77 / EA	\$3,720	\$0
Notes: Existing fountains do not comply, but plumbing is already installed.						

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Building Access	Not Compliant	20 Yrs	Access to the second floor may not be required, depending upon services provided at the first floor.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non-grade floor not accessible	Install Elevator		1	\$247968.75 / EA	\$0	\$247,969
Casework	Not Compliant	10 Yrs	Reception desk not compliant			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Reception does not have ADA access	Modify cabinet for ADA		1	\$1983.75 / EA	\$1,984	\$0
Doors and Hardware	Fair	10 Yrs	No ADA hardware on doors.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		8	\$495.94 / ea	\$3,968	\$0

Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Not Compliant					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		100	\$454.61 / GSF	\$45,461	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$55,132** **\$247,969**

Courthouse Annex #1 Subtotal:

BASIC/ADDED COSTS: **\$548,130** **\$2,367,057**



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #2

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Good	20 Yrs	Street paving on two sides and reconditioned paving on the remaining.
Concrete Paving	CONDITION	USEFUL LIFE	NOTES
Concrete Walks	Good	15 Yrs	

Landscape and Irrigation

Irrigation System	CONDITION	USEFUL LIFE	NOTES
Piping	Good	10 Yrs	
Sprinkler Heads	Good	10 Yrs	
Landscaping	CONDITION	USEFUL LIFE	NOTES
Turf	Good	10 Yrs	

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES				
Seismic	Not Assessed	Concrete buildings constructed in the 1970's are under reinforced to meet current seismic standards. Bringing this building to current standards would require disturbing architectural finishes, electrical and mechanica.					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Older building constructed before current codes		Seismic retrofit building		10,200	\$165.31 / GSF	\$0	\$1,686,188
Floor Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Good	25 Yrs	No damage observed				
Foundation	CONDITION	USEFUL LIFE	NOTES				
Concrete	Good	40 Yrs	Slab on Grade				
Roof Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Good	25 Yrs	No damage observed				
Wall Framing	CONDITION	USEFUL LIFE	NOTES				
CMU	Good	25 Yrs	No damage observed				

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$1,686,188



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #2

Roofing

Roof Accessories	CONDITION	USEFUL LIFE	NOTES
Skylights	Good	20 Yrs	
Roofing	CONDITION	USEFUL LIFE	NOTES
Metal Roofing	Good	20 Yrs	No damage observed

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Fair	4 Yrs	Storefront system does not resist heat and cold efficiently. Replacement with access hardware is necessary.
DEFICIENCY		ACTION	
Single glazed unit without access hardware		R/R storefront door -- pair	
		QTY	COST / UNIT
		1	\$5290.00 / PR
			BASIC COST
			\$5,290
			ADDED COST
			\$0
Siding	CONDITION	USEFUL LIFE	NOTES
Exposed CMU	Good	25 Yrs	Exterior finish is well maintained but will require paint in a few years.
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Fascia	Good	25 Yrs	No damage observed
Windows	CONDITION	USEFUL LIFE	NOTES
Windows and Frames	Fair	4 Yrs	Exterior windows are not energy efficient and require replacement.
DEFICIENCY		ACTION	
Single pane window assembly not energy efficient		R/R aluminum window	
		QTY	COST / UNIT
		630	\$66.13 / SF
			BASIC COST
			\$41,659
			ADDED COST
			\$0
Storefront Systems	Fair	4 Yrs	Storefront windows around existing doors need replacement with the doors.
DEFICIENCY		ACTION	
Single pane system not energy efficient		Install (n) Storefront System	
		QTY	COST / UNIT
		64	\$90.92 / SF
			BASIC COST
			\$5,819
			ADDED COST
			\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$52,768** **\$0**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Glue-On Acoustical Tile	Good	25 Yrs	No damage observed
Flooring	CONDITION	USEFUL LIFE	NOTES
Wood	Fair	10 Yrs	



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #2

Interior Systems

Flooring	CONDITION	USEFUL LIFE	NOTES			
Wood	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Finish worn through	Refinish (e) wood floor		484	\$6.61 / SF	\$3,200	\$0
Notes: Atrium entry area						
Carpet	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet worn out	Install (n) carpet		6,120	\$6.61 / SF	\$40,469	\$0
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES			
Doors	Fair	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint Door and Frame		14	\$165.31 / EA	\$2,314	\$0
Stairways	CONDITION	USEFUL LIFE	NOTES			
Stairs and Handrails	Good	25 Yrs				
Walls	CONDITION	USEFUL LIFE	NOTES			
Paneling	Good	15 Yrs				
Painted GWB	Fair	10 Yrs	No damage observed			

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$45,983 \$0

Conveying Systems

Elevators	CONDITION	USEFUL LIFE	NOTES
Elevators	Good	25 Yrs	Good condition, but controls do not meet current ADA. -- See ADA section

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Sinks and Faucets	Fair	7 Yrs	Janitors Sink
Urinals	Fair	7 Yrs	
Waterclosets	Fair	7 Yrs	ADA grab bars in stalls.
Drinking Fountains	Fair	5 Yrs	



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #2

Plumbing

Water Heater	CONDITION	USEFUL LIFE	NOTES			
Gas Fired Water Heater	Fair	7 Yrs	80 gallon water heater			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code	Install earthquake straps		1	\$165.31 / EA	\$165	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$165** **\$0**

HVAC

Air Distribution	CONDITION	USEFUL LIFE	NOTES			
Ductwork	Poor	3 Yrs	The actual condition of the ductwork is fair but the return air design for a two story building with an open atrium is poor. There is one return for the entire building at the 1st floor atrium level. Each room opens up into the atrium and has a transfer grille over the door. This is one of the factors for the lack of accurate temperature control in the building. Suggest reducing the return air (RA) ducting so that each room has its own RA grille and eliminating the transfer grilles over the doors.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Renovation requires re-work to ductwork	R/R ductwork		10,200	\$11.57 / GSF	\$118,033	\$0

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Boilers	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Boiler at end of useful life	R/R Boiler		600	\$41.33 / mBtu	\$24,797	\$0
Condensing Units	Poor	3 Yrs	Existing Condensing Unit outside			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Condensing unit near end of lifecycle	R/R Condensing Unit		40	\$1322.50 / TON	\$52,900	\$0
Pumps	Poor	3 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Pump at end of useful life	R/R water pump		1	\$8265.63 / EA	\$8,266	\$0
Chemical Treatment Equipment	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
At end of useful life	R/R Chemical Treatment Equipment		1	\$8265.63 / EA	\$8,266	\$0



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #2

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES		
Expansion Tank/Air Separators	Poor	1 Yrs			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Equipment at end of useful life	R/R expansion tank	1	\$4132.81 / EA	\$4,133	\$0
Equipment at end of useful life	R/R air separator	1	\$4132.81 / EA	\$4,133	\$0
Controls	CONDITION	USEFUL LIFE	NOTES		
Energy Management	Poor	1 Yrs	The current thermostatic control system does not adequately control the temperature in the rooms. The air handler is split into three zones which serve the building but the thermostats are in the wrong locations. The two story building with an open atrium design does not help. Coordinating with the suggested return air re-design, suggest installing individual VAV boxes in each main room which would then be controlled by the individual temperature sensors of a new Energy Management system.		
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
No energy management system in place	Install energy management system	10,200	\$6.61 / GSF	\$67,448	\$0
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES		
Exhaust Fans	None	0 Yrs	The elevator machine room needs at least a thermostatically controlled exhaust fan to keep the roof cooler and ventilated in the summer time. The central atrium sky lite area also needs either an exhaust fan or return tied into the building air handler to extract the heat in that area.		
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Elevator machine room does not have exhaust fan	Install (n) ceiling mtd exhaust fan	1	\$826.56 / EA	\$827	\$0
Upper atrium does not have exhaust fan	Install (n) ceiling mtd exhaust fan	1	\$2066.41 / EA	\$2,066	\$0
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES		
Package Units	Poor	1 Yrs	The water source heat pump in the computer room is aged and needs replacement with a new split system computer room unit and w real backup capability. The current back up device for the room is a large window air conditioner. This repair is critical because the Counties main servers and 911 computers are in there. The door to the room is left open to assist in the cooling of the IT departments terminal area.		



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #2

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES				
Package Units	Poor	1 Yrs	The water source heat pump in the computer room is aged and needs replacement with a new split system computer room unit and w real backup capability. The current back up device for the room is a large window air conditioner. This repair is critical because the Counties main servers and 911 computers are in there. The door to the room is left open to assist in the cooling of the IT departments terminal area.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Computet Room System at end of useful life		Install (n) HVAC system		300	\$49.59 / GSF	\$0	\$14,878
Notes: Install dedicated split system for computer room							
VAV -- Re-heat Boxes	None	0 Yrs	The actual building ductwork system is fair but the return air design for a two story building with an open atrium is poor. There is one return for the entire building at the 1st floor atrium level. Each room opens up into the atrium and has a transfer grille over the door. This is one of the factors for the lack of accurate temperature control in the building. Suggest reducing the return air (RA) ducting so that each room has its own RA grille and eleminating the transfer grilles over the doors. Then installing VAV boxes in each of the main rooms and having them controlled by the suggested Energy Management System.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Incorporate new VAV boxes into the ductwork redesign.		Install VAV box		10	\$1405.16 / EA	\$14,052	\$0
Window AC Unit	Poor	1 Yrs	The window air conditioner in the computer room, used as backup for the dedicated computer room air conditioner.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Unit at end of useful life		R/R window A/C unit		1	\$1239.84 / EA	\$1,240	\$0
Notes: Replace only if the existing water source heat pump stays.							
Air Handlers	Fair	5 Yrs					

HVAC Subtotal:

BASIC/ADDED COSTS: \$306,159 \$14,878

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
Emergency and Exit Lighting	Good	15 Yrs	
Exterior Building Lighting	Fair	7 Yrs	Consider standard low energy full cutoff type fixtures to reduce lighting power density and night sky illumination.



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #2

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Task Lighting	Good	15 Yrs				
General Interior Lighting	Good	15 Yrs	T8 type high efficiency lighting throughout. Also daylighting adds to the interior illumination and lighting efficiency.			
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES			
Data and Cabling	Good	15 Yrs				
Stand Alone PA System	None	0 Yrs	Consider an emergency response PA system for emergency notification throughout the county center complex.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
No PA system		Install (n) PA system	1	\$12398.44 / EA	\$0	\$12,398
Notes: Consider wireless equipment including area unit amplifiers and audio drivers.						
2-Way Radio Equipment	Good	15 Yrs				
Power	CONDITION	USEFUL LIFE	NOTES			
Distribution Boards	Good	15 Yrs				
Outlets and Wiremold	Good	15 Yrs				
Panel and Breakers	Good	15 Yrs				
Emergency Power Supply	None	0 Yrs	Consider upgrading central power service for the County Center Complex including: new buried high voltage distribution, new 3-phase power, and generator for Annex 1, 2, and Courthouse building.			
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Main Service	Good	15 Yrs	120/208 volt, 600 amp, 3-phase power.			
Site Distribution	Good	15 Yrs				
Site Lighting	Fair	7 Yrs	Consider standard low energy full cutoff type fixtures to reduce lighting power density and night sky illumination.			

Electrical Subtotal:

BASIC/ADDED COSTS: \$0 \$12,398

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	Fair	5 Yrs	Verify periodic test and remote monitoring.



Detailed Assessment Report

Bridgeport, CA: Courthouse Annex #2

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Doors and Hardware	Good	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		6	\$495.94 / ea	\$2,976	\$0
Building Access	Good	20 Yrs	Elevator in good condition, but controls do not meet current ADA standards.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Elevator controls do not meet ADA	R/R elevator controls		1	\$19837.50 / EA	\$19,838	\$0
Restrooms						
Restrooms	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Sink not ADA	R/R Sink		4	\$1983.75 / EA	\$7,935	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$30,748 \$0

Courthouse Annex #2 Subtotal:

BASIC/ADDED COSTS: \$435,823 \$1,713,464



Detailed Assessment Report

Bridgeport, CA: District 4 Road Shop (old)

Civil Utilities

Domestic Water	CONDITION	USEFUL LIFE	NOTES
Piping	None		Utilities not currently hooked up

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES			
Concrete	Good	10 Yrs				
Wood	Fair	1 Yrs	Floor appears spongy.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor has noticeable soft spots	Replace sheathing		600	\$6.61 / SF	\$3,968	\$0
Floor has excess give	Reinforce framing		600	\$3.31 / GSF	\$1,984	\$0

Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Fair	10 Yrs	
Wood	Fair	1 Yrs	Roof framing appears adequate, but has small leaks.

Wall Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Fair	10 Yrs	
Wood	Fair	1 Yrs	Wall framing appears adequate.

Building Structural Systems Subtotal: **BASIC/ADDED COSTS: \$5,951 \$0**

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES			
Metal Roofing	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Older roof in poor condition	Install metal roofing		600	\$19.84 / SF	\$11,903	\$0

Roofing Subtotal: **BASIC/ADDED COSTS: \$11,903 \$0**

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Doors	Fair	1 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded		Paint door and frame		2	\$165.31 / EA	\$331	\$0



Detailed Assessment Report

Bridgeport, CA: District 4 Road Shop (old)

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Sliding Glass Doors	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door at end of useful life	R/R Sliding Glass Door		1	\$1653.13 / EA	\$1,653	\$0

Siding	CONDITION	USEFUL LIFE	NOTES
Metal Panels	Fair	1 Yrs	Metal siding is adequate.

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Poor	1 Yrs	Windows are single pane and have reached their limit of life.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		54	\$66.13 / SF	\$3,571	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$5,555** **\$0**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Glue-On Acoustical Tile	Poor	1 Yrs	Stained			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Ceiling tiles stained	R/R 4x8 acoustical panel		600	\$4.96 / SF	\$2,976	\$0
Flooring	CONDITION	USEFUL LIFE	NOTES			
Sheet Vinyl	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor in poor condition	Install (n) sheet vinyl floor		60	\$11.57 / SF	\$694	\$0
Carpet	Poor	1 Yrs	Worn out.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet in poor condition	Install (n) carpet		540	\$6.61 / SF	\$3,571	\$0
Walls	CONDITION	USEFUL LIFE	NOTES			
Acoustical Treatments	Fair	1 Yrs				
Paneling	Fair					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Finish in poor condition	Paint paneling		1,500	\$1.65 / SF	\$2,480	\$0



Detailed Assessment Report

Bridgeport, CA: District 4 Road Shop (old)

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$9,720 \$0

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Package Units	Poor	0 Yrs	Non functioning			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Unit at end of useful life	R/R single zone unit		2	\$6116.56 / TON	\$12,233	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: \$12,233 \$0

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Exterior Building Lighting	None	0 Yrs				
General Interior Lighting	Poor	0 Yrs	Fixtures and wiring appear obsolete.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting equipment near obsolete.	R/R interior lighting		672	\$8.68 / GSF	\$5,832	\$0

Power	CONDITION	USEFUL LIFE	NOTES			
Outlets and Wiremold	Poor	0 Yrs	Convenience outlets appear obsolete.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Outlets past useful life	Install outlet		6	\$330.63 / EA	\$1,984	\$0

Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Main Service	Poor	0 Yrs	120/240 volt, 100 amp panel is obsolete.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Service past useful life	Upgrade main service - 100 amp		1	\$3719.53 / LS	\$3,720	\$0
Site Lighting	Fair	5 Yrs				

Electrical Subtotal:

BASIC/ADDED COSTS: \$11,536 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None		

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES
Doors and Hardware	Not Compliant	1 Yrs	



Detailed Assessment Report

Bridgeport, CA: District 4 Road Shop (old)

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Doors and Hardware		Not Compliant	1 Yrs			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		6	\$495.94 / ea	\$0	\$2,976
Building Access		Not Compliant	1 Yrs			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non-grade floor not accessible	Rectify ADA access issues		1	\$3306.25 / LS	\$0	\$3,306
Restrooms		Not Compliant	1 Yrs			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		50	\$454.61 / GSF	\$0	\$22,730

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$0** **\$29,012**

District 4 Road Shop (old) Subtotal:

BASIC/ADDED COSTS: **\$56,897** **\$29,012**



Detailed Assessment Report

Bridgeport, CA: Maintenance Shop

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Fair	8 Yrs	
Concrete Paving	CONDITION	USEFUL LIFE	NOTES
Concrete Walks	Fair	8 Yrs	Cracked and broken in places, but serviceable.

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	10 Yrs	No damage observed.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Fair	10 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Fair	10 Yrs	A few metal panels are bent, however, replacement at this stage of the structures life is probably unnessessary.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Metal Roofing	Fair	10 Yrs	No leaks noted.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES		
Roll-up Doors					
Fair	10 Yrs				
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Door not insulated	Insulate door	8	\$826.56 / EA	\$6,613	\$0
Doors					
Fair	10 Yrs				
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint door and frame	2	\$165.31 / EA	\$331	\$0
Siding	CONDITION	USEFUL LIFE	NOTES		



Detailed Assessment Report

Bridgeport, CA: Maintenance Shop

Exterior Envelope

Siding	CONDITION	USEFUL LIFE	NOTES			
Metal Panels	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Panel damaged	R/R metal Panel		192	\$24.80 / SF	\$0	\$4,761
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Metal Soffits	Fair	10 Yrs				
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	None					

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$6,943 \$4,761

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES				
Exposed Structural	Fair	10 Yrs					
Flooring	CONDITION	USEFUL LIFE	NOTES				
Carpet	Poor	0 Yrs	Carpet in offices is in poor condition.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet in poor condition		Install (n) carpet		332	\$6.61 / SF	\$2,195	\$0
Exposed Concrete	Good	10 Yrs					
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES				
Doors	Fair	10 Yrs					
Walls	CONDITION	USEFUL LIFE	NOTES				
Exposed Structural	Fair	10 Yrs					

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$2,195 \$0

Plumbing

Gas Piping	CONDITION	USEFUL LIFE	NOTES
Piping	Excellent		
Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Lavatories	Poor	3 Yrs	



Detailed Assessment Report

Bridgeport, CA: Maintenance Shop

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES				
Waterclosets	Poor	2 Yrs	See ADA restrooms.				
Water Heater	CONDITION	USEFUL LIFE	NOTES				
Electric Water Heater	Poor	2 Yrs	Small electric WH in poor condition -- no seismic strapping.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater in poor condition		R/R electric water heater		1	\$1074.53 / EA	\$1,075	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$1,075** **\$0**

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES				
Evaporative Cooling Units	Fair	5 Yrs	EC in parts department				
Window AC Unit	Poor	1 Yrs	Window unit that cools the parts office in the middle of the building is the wrong application. Suggest installing a split system unit with the condensing unit outside.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Wrong application		R/R window A/C unit		1	\$3719.53 / EA	\$3,720	\$0
Notes: Install a split system A/C or heat pump unit.							
Unit Heaters	Fair	5 Yrs	Hydronic and gas powered unit heaters. Heaters can not keep up in the winter time when the temperature drops below zero. Suggest insulating the roll up doors.				

HVAC Subtotal:

BASIC/ADDED COSTS: **\$3,720** **\$0**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
General Interior Lighting	Poor	0 Yrs	Illumination is poor in shop maintenance areas, existing T12 type fixtures obsolete.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting inadequate for building use	R/R interior lighting		9,200	\$3.47 / GSF	\$31,938	\$0
Task Lighting	None	0 Yrs	Portable and task lighting would help at benches and throughout the shop area.			
Exterior Building Lighting	Fair	8 Yrs				
Emergency and Exit Lighting	None	0 Yrs				
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES			
Telephone	Fair	5 Yrs				



Detailed Assessment Report

Bridgeport, CA: Maintenance Shop

Electrical

Power	CONDITION	USEFUL LIFE	NOTES				
Distribution Boards	Fair	8 Yrs					
Panel and Breakers	Fair	8 Yrs	Original equipment is servicable. Additional connected loads may exceed available rated capacity.				
Outlets and Wiremold	Poor	0 Yrs	Insufficient quantity and location of convenience outlets.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Inadequate number and location of outlets		R/R power outlets		9,200	\$0.83 / GSF	\$7,604	\$0

Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Site Lighting	Fair	5 Yrs					
Main Service	Fair	3 Yrs	120/240, 600 amp, 3-phase, 4-wire system.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Original equipment grounding and protection appear not to present requirements.		upgrade main service - 800 amp		1	\$20664.06 / LS	\$20,664	\$0
Notes: Panel and circuits appear to be filled. Suggest 277/480 volt 3-phase equipment for future upgrades: new boiler, air compressor. Also, suggest new 277 volt lighting fixtures for energy efficiency.							

Electrical Subtotal:

BASIC/ADDED COSTS: \$60,207 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES				
Doors and Hardware	Not Compliant	10 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset		Install ADA Lockset		4	\$495.94 / ea	\$1,984	\$0

Restrooms	CONDITION	USEFUL LIFE	NOTES				
Restrooms	Not Compliant	10 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant		Modify (e) restroom for ADA		60	\$454.61 / GSF	\$27,277	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$29,260 \$0



Detailed Assessment Report

Bridgeport, CA: Maintenance Shop

Maintenance Shop Subtotal:	BASIC/ADDED COSTS:	\$103,400	\$4,761
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Detailed Assessment Report

Bridgeport, CA: Medic 7 Garage

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Fair	5 Yrs	

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	35 Yrs	Slab on grade.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	35 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	35 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Good	25 Yrs	No damage observed.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Roll-up Doors	Good	25 Yrs	Roll-up doors need insulating.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door not insulated		Insulate door		2	\$826.56 / EA	\$1,653	\$0
Doors	Good	25 Yrs					
Siding	CONDITION	USEFUL LIFE	NOTES				
Wood Siding	Good	25 Yrs	No damage observed.				
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES				
Wood Soffits	Good	25 Yrs	No damage observed.				
Windows	CONDITION	USEFUL LIFE	NOTES				



Detailed Assessment Report

Bridgeport, CA: Medic 7 Garage

Exterior Envelope

Windows	CONDITION	USEFUL LIFE	NOTES
Windows and Frames	None		

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$1,653 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Fair	15 Yrs	It is advisable to finish tape and paint GWB in order to receive full life from the product.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint in poor condition	Paint Ceiling		1,040	\$3.31 / SF	\$3,439	\$0
Notes: Cost included the taping						

Flooring	CONDITION	USEFUL LIFE	NOTES
Exposed Concrete	Good	35 Yrs	No damage observed

Walls	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Good	15 Yrs	It is advisable to finish tape and paint drywall in order to receive full life from the product.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint in poor condition	Paint Wall		1,464	\$3.31 / SF	\$4,840	\$0
Notes: Taping is included in the cost.						

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$8,279 \$0

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
Unit Heaters	Good	15 Yrs	Gas powered Unit Heater

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Fair	7 Yrs	
Exterior Building Lighting	Fair	7 Yrs	
Emergency and Exit Lighting	Fair	7 Yrs	
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
Data and Cabling	None	0 Yrs	



Detailed Assessment Report

Bridgeport, CA: Medic 7 Garage

Electrical

Power	CONDITION	USEFUL LIFE	NOTES
Panel and Breakers	Good	12 Yrs	
Distribution Boards	Good	12 Yrs	
Outlets and Wiremold	Good	12 Yrs	
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Main Service	Good	15 Yrs	120/240 volt. 400 amp, 1-phase
Site Distribution	Good	15 Yrs	
Site Lighting	Good	15 Yrs	

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Doors and Hardware	Good	30 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		1	\$495.94 / ea	\$496	\$0
Building Access	Not Compliant	30 Yrs	No public access			

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$496** **\$0**

Medic 7 Garage Subtotal:

BASIC/ADDED COSTS: **\$10,428** **\$0**



Detailed Assessment Report

Bridgeport, CA: Memorial Hall

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Good	10 Yrs	Adjoining parking lot and street parking
Concrete Paving	CONDITION	USEFUL LIFE	NOTES
Concrete Walks	Fair	10 Yrs	Use of snow melt will shorten useful life

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Trees and Shrubs	Good	10 Yrs	

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES		
Seismic Not Assessed					
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Older building constructed before current codes	Seismic retrofit building	10,602	\$41.33 / GSF	\$0	\$438,161
Floor Framing	CONDITION	USEFUL LIFE	NOTES		
Wood	Good	10 Yrs			
Foundation	CONDITION	USEFUL LIFE	NOTES		
Concrete	Fair	10 Yrs	The front entry slab which also supports the first ±16' of roof has settled. This has created a problem with the roof.		
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Concrete settled, causing roof framing drop	Repair foundation	1	\$16531.25 / ALLOW	\$16,531	\$0
Notes: Jack-up entry roof framing, sawcut concrete slab, enlarge footings and repair slab					
Roof Framing	CONDITION	USEFUL LIFE	NOTES		
Wood	Fair	10 Yrs	The roof frame appears to have settled with the concret slab at the front of the structure.		
Wall Framing	CONDITION	USEFUL LIFE	NOTES		
Wood	Good	10 Yrs			

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: \$16,531 \$438,161

Roofing





Detailed Assessment Report

Bridgeport, CA: Memorial Hall

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES				
Composition Shingle Roofing	Good	10 Yrs					
Wood Shake Roof	Fair	5 Yrs					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Roof approaching end of useful life	R/R wood shake Roof		6,100	\$13.23 / SF	\$80,673	\$0	

Roofing Subtotal:

BASIC/ADDED COSTS: \$80,673 \$0

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Hardware	Fair	10 Yrs					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Panic hardware does not meet code	R/R hardware -- pair		1	\$1818.44 / EA	\$1,818	\$0	
Doors	Good	10 Yrs					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Door delaminating	R/R pair exit doors, frame and hardware		1	\$5620.63 / PR	\$5,621	\$0	
Paint peeling and faded	Paint door and frame		4	\$165.31 / EA	\$661	\$0	
Siding	CONDITION	USEFUL LIFE	NOTES				
Wood Siding	Fair	10 Yrs	The siding has some sun damaged areas which need to be replaced and the exterior could use paint.				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Paint fading and discolored	Paint wall		4,360	\$1.65 / SF	\$7,208	\$0	
Siding past useful life	R/R wood siding		860	\$19.84 / SF	\$17,060	\$0	
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES				
Wood Soffits	Fair	10 Yrs					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Paint fading and cracking	Paint soffit		680	\$1.65 / SF	\$1,124	\$0	
Fascia	Fair	5 Yrs	Some sun damage				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Paint peeling and faded	Paint fascia		220	\$3.31 / LF	\$727	\$0	
Fascia sun damaged	R/R fascia		160	\$13.23 / LF	\$2,116	\$0	



Detailed Assessment Report

Bridgeport, CA: Memorial Hall

Exterior Envelope

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		332	\$66.13 / SF	\$21,954	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$58,289 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Fair	10 Yrs	Water leak in bathroom			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water damage from leaky rook	Install (n) GWB Ceiling		40	\$14.88 / SF	\$595	\$0
Glue-On Acoustical Tile	Good	10 Yrs				

Flooring	CONDITION	USEFUL LIFE	NOTES			
Wood	Good	20 Yrs	Wood flooring has been newly refinished.			
Carpet	Fair	5 Yrs	Carpet on second floor.			
Sheet Vinyl	Poor	0 Yrs	Sheet vinyl in Kitchen needs replacing.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor in poor condition	Install (n) sheet vinyl floor		276	\$11.57 / SF	\$3,194	\$0

Room Renovation	CONDITION	USEFUL LIFE	NOTES			
Kitchen	Fair	10 Yrs	Kitchen cabinets need to be refinished. Counter tops need to be replaced.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Kitchen in poor condition	Complete kitchen renovation		256	\$59.51 / GSF	\$15,235	\$0

Walls	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Fair	10 Yrs	No damage observed			

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$19,024 \$0

Conveying Systems

Elevators	CONDITION	USEFUL LIFE	NOTES			
Elevators	None	0 Yrs	See ADA			



Detailed Assessment Report

Bridgeport, CA: Memorial Hall

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Urinals	Poor	3 Yrs	See ADA			
Drinking Fountains	Not Compliant	1 Yrs	See ADA			
Waterclosets	Poor	3 Yrs	See ADA			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Water closet worn out		R/R watercloset	1	\$2149.06 / EA	\$2,149	\$0
Lavatories	Fair	4 Yrs	Down stairs lavatories fair and 4 but not ADA. Up stairs lavatorys poor and 1 but not ADA.			
Sinks and Faucets	Fair	7 Yrs	Kitchen and stainless steel dish sink			
Water Heater	CONDITION	USEFUL LIFE	NOTES			
Gas Fired Water Heater	Poor	1 Yrs	Instantaneous water heater serving toilet rooms extremely old. Could not locate the water heater that serves the kitchen. Assumed it is 50+ gallon gas.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Toilet room Water heater in poor condition		R/R gas fired water heater	1	\$1074.53 / EA	\$1,075	\$0
Notes: Suggest replacing with small electric water heater.						
Kitchen water heater not strapped per code		Install earthquake straps	1	\$165.31 / EA	\$165	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$3,389 \$0

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Fair	5 Yrs	There are several wall furnaces that are old but currently serviced.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace requires constant maintainence	R/R Furnace		3	\$1033.20 / EA	\$3,100	\$0
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES			
Exhaust Fans	Fair	5 Yrs	Kitchen Hood fan			
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Evaporative Cooling Units	None	0 Yrs	To fulfill the County's desire to air condition the Hall. Might also consider evaporative cooling the building for significantly less.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Add Evaporative cooling system	R/R evaporative cooler		6	\$9918.75 / EA	\$59,513	\$0



Detailed Assessment Report

Bridgeport, CA: Memorial Hall

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Package Units	None	0 Yrs	To fulfill the County's desire to air condition the Hall. Might also consider evaporative cooling the building for significantly less.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Add an air conditioning system.	Install (n) HVAC system		10,602	\$41.16 / GSF	\$0	\$436,408
Unit Heaters	Poor	1 Yrs	Most units are old but serviced. The unit in the back of the main hall appears to have had some safeties bypassed to make it work. That unit needs to be replaced now.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Equipment in poor condition	R/R radiator		3	\$3306.25 / EA	\$9,919	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: \$72,531 \$436,408

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
General Interior Lighting	Poor	0 Yrs	Lighting fixtures are incandescent type throughout. Upgrade to energy efficient T-8 electronic ballasts type.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Obsolete incandescent fixture types.		R/R interior lighting		10,602	\$8.68 / GSF	\$92,014	\$0
Emergency and Exit Lighting	Good	8 Yrs					
Exterior Building Lighting	Good	8 Yrs	Flood lighting on motion sensor / timer.				
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES				
Data and Cabling	None	0 Yrs					
Power	CONDITION	USEFUL LIFE	NOTES				
Distribution Boards	Good	10 Yrs	Available spare capacity.				
Emergency Power Supply	Good	10 Yrs	Emergency generator system with auto transfer switch.				
Outlets and Wiremold	Fair	8 Yrs	No convenience outlets at the sinks in bathroom areas.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Building has inadequate number of outlets		Install GFI outlet		6	\$330.63 / EA	\$1,984	\$0
Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Site Lighting	Good	10 Yrs					
Site Distribution	Fair	8 Yrs	Consider relocating service lateral underground.				



Detailed Assessment Report

Bridgeport, CA: Memorial Hall

Electrical

Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Site Distribution	Fair	8 Yrs	Consider relocating service lateral underground.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
County would like overhead service relocated	Install ug conduit		1,000	\$99.19 / LF	\$0	\$99,188
Notes: Consider underground utilities throughout the County Center complex.						
Main Service	Good	10 Yrs	120/240 volt, 200 amp, 1-phase overhead service lateral; w/backup generator			

Electrical Subtotal:

BASIC/ADDED COSTS: **\$93,998** **\$99,188**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES			
Fire Alarm	None	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No fire alarm system installed	Install (n) fire alarm system		10,602	\$4.55 / GSF	\$0	\$48,198

Fire and Life Safety Subtotal:

BASIC/ADDED COSTS: **\$0** **\$48,198**

ADA Issues

Drinking Fountains	CONDITION	USEFUL LIFE	NOTES			
Drinking Fountains	None					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
(e) drinking fountain not ADA	Replace (e) drinking founatin w/ ADA model		1	\$3306.25 / EA	\$3,306	\$0
Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Building Access	Fair	10 Yrs	Access to weight room.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Grade change of more than ½ inch	Construct transition at uneven surfaces		1	\$1983.75 / EA	\$1,984	\$0
Non-grade floor not accessible	Install Elevator		1	\$247968.75 / EA	\$247,969	\$0
Notes: No ADA access to 2nd.						
Casework	Fair	10 Yrs	Kitchen cabinetry			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA		1	\$1983.75 / EA	\$1,984	\$0
General Deficiencies	Not Compliant	1 Yrs	Stage requires ADA access.			



Detailed Assessment Report

Bridgeport, CA: Memorial Hall

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
General Deficiencies	Not Compliant	1 Yrs	Stage requires ADA access.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No ADA access to stage	Rectify ADA issues		1	\$1653.13 / LS	\$1,653	\$0
Notes: Construct wood ramp						
Doors and Hardware	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		6	\$495.94 / ea	\$2,976	\$0
Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Fair	10 Yrs	Restrooms do not meet ADA requirements.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		192	\$454.61 / GSF	\$87,285	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$347,156 \$0

Memorial Hall Subtotal:

BASIC/ADDED COSTS: \$691,591 \$1,021,954



Detailed Assessment Report

Bridgeport, CA: Mono General Hospital

Hazardous Materials

Asbestos	CONDITION	USEFUL LIFE	NOTES			
Flooring	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Abatement for new flooring	Remove VAT flooring		4,200	\$4.96 / SF	\$20,829	\$0
Ceilings	Fair	5 Yrs				

Hazardous Materials Subtotal:

BASIC/ADDED COSTS: **\$20,829** **\$0**

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Fair	5 Yrs	

Landscape and Irrigation

Fencing and Gates	CONDITION	USEFUL LIFE	NOTES
Chain Link Fencing	Good	0 Yrs	
Irrigation System	CONDITION	USEFUL LIFE	NOTES
Sprinkler Heads	Fair	5 Yrs	
Piping	Fair	5 Yrs	
Landscaping	CONDITION	USEFUL LIFE	NOTES
Trees and Shrubs	Good	5 Yrs	
Ground Cover	Fair	5 Yrs	
Turf	Good	5 Yrs	

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES				
Seismic	Not Assessed	Building constructed in early 1960's and unlikely to meet current seismic codes.					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Older building constructed before current codes		Seismic retrofit building		16,796	\$132.25 / GSF	\$0	\$2,221,271

Foundation	CONDITION	USEFUL LIFE	NOTES			
Concrete	Fair	5 Yrs	No damage observed.			

Roof Framing	CONDITION	USEFUL LIFE	NOTES			
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Detailed Assessment Report

Bridgeport, CA: Mono General Hospital

Building Structural Systems

Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	10 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Excellent		
CMU	Good	10 Yrs	No damage observed.

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$2,221,271

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES		
Foam Roofing	Poor	1 Yrs	The sprayed on foam roofing has deteriorated at the roof edges and where it has been sprayed on ducting. It appears that the sprayed on foam roofing has reached its usefull life.		
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Older roof in poor condition	Remove Foam Roof, install built-up roof	20,000	\$12.40 / SF	\$247,969	\$0
Roof lacks insulation and positive drainage	Install rigid insulation	20,000	\$6.20 / SF	\$123,984	\$0
Notes: 2" rigid plus taper for drainage					

Roofing Subtotal:

BASIC/ADDED COSTS: \$371,953 \$0

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES		
Hardware					
Fair	5 Yrs				
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Panic hardware does not meet code	R/R exit device	9	\$1239.84 / EA	\$11,159	\$0
Doors					
Fair	5 Yrs				
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint door and frame	14	\$165.31 / EA	\$2,314	\$0

Siding	CONDITION	USEFUL LIFE	NOTES		
Exposed CMU					
Fair	5 Yrs				
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Excessive heat loss due to uninsulated CMU	Install Dryvit system	8,000	\$33.06 / SF	\$0	\$264,500
Paint fading and peeling	Paint walls	9,680	\$1.65 / SF	\$16,002	\$0



Detailed Assessment Report

Bridgeport, CA: Mono General Hospital

Exterior Envelope

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Fascia	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint fascia		810	\$3.31 / LF	\$2,678	\$0
Plaster Soffits	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Painting faded and peeling	Paint soffit		1,520	\$1.65 / SF	\$2,513	\$0
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	5 Yrs	Older dual pane windows lack thermal breaks and contribute to the high cost of heating building.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Windows past useful life	R/R aluminum window		1,584	\$85.96 / SF	\$136,165	\$0
Storefront Systems	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane system not energy efficient	R/R Storefront System		160	\$99.19 / SF	\$15,870	\$0
Sunshades	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling	Paint Sunshades		20	\$413.28 / EA	\$8,266	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$194,966 \$264,500

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Glue-On Acoustical Tile	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Ceiling in poor condition	R/R 12x12 acoustic tile		120	\$4.96 / SF	\$595	\$0
Painted Plaster	Good	10 Yrs				
Flooring	CONDITION	USEFUL LIFE	NOTES			
VCT	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor tiles missing	Install (n) VCT		4,320	\$3.31 / SF	\$14,283	\$0



Detailed Assessment Report

Bridgeport, CA: Mono General Hospital

Interior Systems

Flooring	CONDITION	USEFUL LIFE	NOTES			
Carpet	Fair	2 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet worn out	R/R carpet		320	\$8.27 / SF	\$2,645	\$0
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES			
Doors	Good	5 Yrs				
Room Renovation	CONDITION	USEFUL LIFE	NOTES			
Kitchen	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Kitchen in poor condition	Complete kitchen renovation		440	\$743.91 / GSF	\$327,319	\$0
Walls	CONDITION	USEFUL LIFE	NOTES			
Painted Plaster	Good	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint in poor condition	Paint Wall		2,400	\$1.65 / SF	\$3,968	\$0

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$348,809 \$0

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Urinals	Fair	7 Yrs				
Showers	Fair	7 Yrs				
Drinking Fountains	Fair	7 Yrs				
Sinks and Faucets	Fair	7 Yrs				
Lavatories	Fair	7 Yrs				
Waterclosets	Fair	7 Yrs				
Water Heater	CONDITION	USEFUL LIFE	NOTES			
Gas Fired Water Heater	Poor	1 Yrs	~500 MBH boiler style gas water heater			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater in poor condition	R/R gas fired water heater		1	\$21490.63 / EA	\$21,491	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$21,491 \$0



Detailed Assessment Report

Bridgeport, CA: Mono General Hospital

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Cooling Towers	Poor	3 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Cooling tower at end of useful life	R/R Cooling tower		80	\$206.64 / TON	\$16,531	\$0
Chemical Treatment Equipment	Poor	1 Yrs	One system in each boiler room.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
At end of useful life	R/R Chemical Treatment Equipment		2	\$8265.63 / EA	\$16,531	\$0
Expansion Tank/Air Separators	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Equipment at end of useful life	R/R expansion tank		2	\$4132.81 / EA	\$8,266	\$0
Equipment at end of useful life	R/R air separator		2	\$4132.81 / EA	\$8,266	\$0
Chillers	Poor	0 Yrs	All the chillers for the building are dead.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Chiller at end of useful life	R/R Chiller		80	\$1322.50 / TON	\$105,800	\$0
Boilers	Poor	1 Yrs	There are 2 boilers in the north mech room and 2 in the south. Only one of the south units is in fair condition and currently heating the building. The others are poor or dead.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Boiler at end of useful life	R/R Boiler		2,000	\$41.33 / mBtu	\$82,656	\$0
Pumps	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Pump at end of useful life	R/R water pump		6	\$8265.63 / EA	\$49,594	\$0
Notes: And associated piping.						
Controls	CONDITION	USEFUL LIFE	NOTES			
Energy Management	None	0 Yrs	See thermostatic controls for details			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No energy management system in place	Install energy management system		16,796	\$6.61 / GSF	\$111,064	\$0
Thermostatic Controls	Poor	1 Yrs	Not an energy management system. Current equipment operated manually.			
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES			



Detailed Assessment Report

Bridgeport, CA: Mono General Hospital

HVAC

Exhaust Systems	CONDITION	USEFUL LIFE	NOTES			
Exhaust Fans	Poor	1 Yrs	Toilet room fans are poor. Kitchen and laundry fans decommissioned a long time ago.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Existing exhaust fans in poor condition	R/R roof mtd exhaust fan		4	\$1653.13 / EA	\$6,613	\$0
Existing exhaust fans in poor condition	R/R ceiling mtd. exhaust fan		12	\$1322.50 / EA	\$15,870	\$0

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Air Handlers	Fair	4 Yrs	North, Front, South and Interior air handlers are Fair. The operating room air handlers are dead and decommissioned.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Air handler at end of useful life	R/R air handler		5,000	\$8.27 / CFM	\$41,328	\$0
Notes: To replace the operating room air handlers						
Air handler at end of useful life	R/R air handler		20,000	\$8.27 / CFM	\$0	\$165,313
Notes: To replace the other air handlers						

MAU Units	Poor	1 Yrs	Kitchen unit			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Unit at end of useful life	R/R MAU unit		2,000	\$7.44 / CFM	\$14,878	\$0

HVAC Piping	CONDITION	USEFUL LIFE	NOTES			
2 Pipe System	Fair	4 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Piping in fair/poor condition	R/R HW piping		1,500	\$247.97 / LF	\$0	\$371,953

HVAC Subtotal:

BASIC/ADDED COSTS: \$477,396 \$537,266

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Emergency and Exit Lighting	Poor	0 Yrs				
Exterior Building Lighting	Poor	0 Yrs				
General Interior Lighting	Poor	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting near obsolete.	R/R interior lighting		16,796	\$5.79 / GSF	\$97,181	\$0
Notes: Replace with energy efficient T8 lamp electronic ballasts type fixtures.						



Detailed Assessment Report

Bridgeport, CA: Mono General Hospital

Electrical

Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES			
Data and Cabling	None	0 Yrs				
Power	CONDITION	USEFUL LIFE	NOTES			
Emergency Power Supply	None	0 Yrs	Obsolete generator has been abandoned.			
Panel and Breakers	Poor	0 Yrs	Panels and breakers served useful life.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Panels and breakers near obsolete.	R/R secondary panels & feeders		16,796	\$3.31 / GSF	\$55,532	\$0
Outlets and Wiremold	Poor	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Outlets past useful life	R/R power outlets		16,796	\$1.65 / GSF	\$27,766	\$0
Distribution Boards	Poor	0 Yrs				
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Main Service	Poor	0 Yrs	Two service switchboards including one 225 amp single phase and one 800 amp 3-phase power system. Both are obsolete.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Service past useful life	Upgrade main service - 1200 amp		1	\$132250.00 / LS	\$132,250	\$0
Site Lighting	Poor	0 Yrs				
Site Distribution	Poor	0 Yrs				

Electrical Subtotal:

BASIC/ADDED COSTS: **\$312,728** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES			
Fire Alarm	Poor	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fire alarm system in poor condition	R/R fire alarm system		16,796	\$4.96 / GSF	\$83,298	\$0

Fire and Life Safety Subtotal:

BASIC/ADDED COSTS: **\$83,298** **\$0**

ADA Issues

Drinking Fountains	CONDITION	USEFUL LIFE	NOTES
Drinking Fountains	Fair	5 Yrs	



Detailed Assessment Report

Bridgeport, CA: Mono General Hospital

ADA Issues

Drinking Fountains	CONDITION	USEFUL LIFE	NOTES			
Drinking Fountains	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
(e) drinking fountain not ADA	Replace (e) drinking fountain w/ ADA model		3	\$3306.25 / EA	\$9,919	\$0
Locker and shower	CONDITION	USEFUL LIFE	NOTES			
Locker Room	Good	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
ADA locker not available	Modify bench for ADA access		3	\$413.28 / EA	\$1,240	\$0
ADA locker not available	Install ADA locker		3	\$537.27 / EA	\$1,612	\$0
Showers	Good	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Shower does not have access	Remodel Shower for ADA		1	\$826.56 / SF	\$827	\$0
Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Casework	Good	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Reception does not have ADA access	Install ADA labstation		1	\$4132.81 / EA	\$4,133	\$0
Doors and Hardware	Good	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		88	\$495.94 / ea	\$43,643	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$61,372 \$0

Mono General Hospital Subtotal:

BASIC/ADDED COSTS: \$1,892,843 \$3,023,037



Detailed Assessment Report

Bridgeport, CA: Old Clinic (Storage)

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Foam Roofing	Poor	0 Yrs	Roofing at the edge of the structure is deteriorating. The roof may be reaching the end of its life. Recommend removal of foam roofing, install tapered foam sheeting in order to achieve roof slope and apply 3 or 4 ply built up roofing.
Older roof in poor condition		Remove Foam Roof, install built-up roof	3,500 \$12.40 / SF \$43,395 \$0

Roofing Subtotal:

BASIC/ADDED COSTS: \$65,092 \$0

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Fair	10 Yrs	
DEFICIENCY	ACTION		QTY COST / UNIT BASIC COST ADDED COST
Paint peeling and faded	Paint door and frame		2 \$165.31 / EA \$331 \$0
Hardware	Fair	5 Yrs	
DEFICIENCY	ACTION		QTY COST / UNIT BASIC COST ADDED COST
Panic hardware does not meet code	R/R exit device		2 \$1239.84 / EA \$2,480 \$0
Siding	CONDITION	USEFUL LIFE	NOTES
Exposed CMU	Good	20 Yrs	
DEFICIENCY	ACTION		QTY COST / UNIT BASIC COST ADDED COST
Paint fading and peeling	Paint walls		3,058 \$1.65 / SF \$5,055 \$0
Excessive heat loss due to uninsulated CMU	Install Dryvit system		3,000 \$33.06 / SF \$0 \$99,188
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Plaster Soffits	Good	20 Yrs	
DEFICIENCY	ACTION		QTY COST / UNIT BASIC COST ADDED COST
Painting faded and peeling	Paint soffit		695 \$1.65 / SF \$1,149 \$0
Windows	CONDITION	USEFUL LIFE	NOTES
Storefront Systems	Fair	5 Yrs	
DEFICIENCY	ACTION		QTY COST / UNIT BASIC COST ADDED COST
Single pane system not energy efficient	R/R Storefront System		84 \$99.19 / SF \$8,332 \$0
Windows and Frames	Fair	5 Yrs	



Detailed Assessment Report

Bridgeport, CA: Old Clinic (Storage)

Exterior Envelope

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		267	\$79.35 / SF	\$21,186	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$38,533 \$99,188

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Glue-On Acoustical Tile	Good	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Ceiling tiles stained	Install (n) 12x12 acoustic tile		400	\$3.31 / SF	\$1,323	\$0
Painted Plaster	Good	20 Yrs	Damage from roof leaks			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water damage from leaky roof	Repair plaster ceiling		1	\$1653.13 / ALLOW	\$1,653	\$0

Flooring	CONDITION	USEFUL LIFE	NOTES			
VCT	Good	10 Yrs	VCT is in good shape in most of structure. However, VCT may not be the best product for office space. Three areas have damaged VCT.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor in poor condition	R/R VCT		720	\$4.96 / SF	\$3,571	\$0

Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES			
Doors	Good	20 Yrs	A few new doors required for changes to the rooms. New doors at bathrooms. Add new door at storage. Two doors damaged.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door damaged	R/R single door and hardware in (e) frame		2	\$1653.13 / EA	\$3,306	\$0

Room Renovation	CONDITION	USEFUL LIFE	NOTES			
Toilet Rooms	Good	20 Yrs	Rest rooms need modification for ADA.			
Walls	CONDITION	USEFUL LIFE	NOTES			
Painted Plaster	Good	20 Yrs				



Detailed Assessment Report

Bridgeport, CA: Old Clinic (Storage)

Interior Systems

Walls	CONDITION	USEFUL LIFE	NOTES			
Painted Plaster	Good	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Holes in wall	Install (n) plaster to (e) wall		200	\$13.23 / SF	\$2,645	\$0
Paint in poor condition	Paint Wall		7,088	\$1.65 / SF	\$11,717	\$0

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$24,215 \$0

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Waterclosets	Fair	7 Yrs				
Drinking Fountains	Poor	1 Yrs				
Lavatories	Fair	7 Yrs				
Water Heater	CONDITION	USEFUL LIFE	NOTES			
Gas Fired Water Heater	Fair	4 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code	Install earthquake straps		1	\$165.31 / EA	\$165	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$165 \$0

HVAC

Air Distribution	CONDITION	USEFUL LIFE	NOTES			
Ductwork	Fair	7 Yrs				
Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Poor	0 Yrs	100 % OSA system, very inefficient system if building is converted into an office.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life	R/R Furnace		1	\$8265.63 / EA	\$8,266	\$0
Controls	CONDITION	USEFUL LIFE	NOTES			
Thermostatic Controls	Poor	1 Yrs	Appears to be a single zone control for the building. Suggest installing an Energy Management system with VAV boxes for the future offices.			
Energy Management	None	0 Yrs	See Thermostatic Control section for details			



Detailed Assessment Report

Bridgeport, CA: Old Clinic (Storage)

HVAC

Controls	CONDITION	USEFUL LIFE	NOTES			
Energy Management	None	0 Yrs	See Thermostatic Control section for details			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No energy management system in place	Install energy management system		3,222	\$6.61 / GSF	\$0	\$21,305
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES			
Exhaust Fans	Poor	1 Yrs	Toilet room exhaust fans			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Existing exhaust fans in poor condition	Install (n) ceiling mtd exhaust fan		2	\$206.64 / EA	\$413	\$0
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
VAV -- Re-heat Boxes	None	0 Yrs	Suggest installing VAV Boxes in the office areas.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No VAV boxes installed	Install VAV box		8	\$1405.16 / EA	\$0	\$11,241

HVAC Subtotal:

BASIC/ADDED COSTS: \$8,679 \$32,547

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
Emergency and Exit Lighting							
Poor		0 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exit lighting obsolete.		R/R exit/emergency lighting		3,222	\$1.65 / GSF	\$5,326	\$0
General Interior Lighting							
Poor		0 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting is obsolete.		R/R interior lighting		3,222	\$11.57 / GSF	\$37,285	\$0
Exterior Building Lighting							
Poor		0 Yrs					
Power	CONDITION	USEFUL LIFE	NOTES				
Outlets and Wiremold							
Poor		0 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Outlets and wiring obsolete throughout.		R/R power outlets		3,222	\$3.31 / GSF	\$10,653	\$0
Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Main Service		Poor	0 Yrs	Multiple service switchboard equipment that is obsolete.			



Detailed Assessment Report

Bridgeport, CA: Old Clinic (Storage)

Electrical

Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Main Service	Poor	0 Yrs	Multiple service switchboard equipment that is obsolete.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Service past useful life		Upgrade main service - 400 amp		1	\$29756.25 / LS	\$29,756	\$0
Site Lighting	Poor	0 Yrs					

Electrical Subtotal:

BASIC/ADDED COSTS: **\$83,020** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES			
Fire Alarm	None	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No fire alarm system installed	Install (n) fire alarm system		3,222	\$4.55 / GSF	\$0	\$14,648

Fire and Life Safety Subtotal:

BASIC/ADDED COSTS: **\$0** **\$14,648**

ADA Issues

Drinking Fountains	CONDITION	USEFUL LIFE	NOTES			
Drinking Fountains	Not Compliant	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
(e) drinking fountain not ADA	Replace (e) drinking founatin w/ ADA model		1	\$3306.25 / EA	\$3,306	\$0
Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Doors and Hardware	Not Compliant	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		25	\$495.94 / ea	\$12,398	\$0
Opening does not have necessary width	Install larger door and frame		3	\$7439.06 / EA	\$22,317	\$0
Notes: remove (e) doors, enlarge opening and install New door and frame.						
Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Good	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		96	\$454.61 / GSF	\$43,643	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$81,664** **\$0**



Detailed Assessment Report

Bridgeport, CA: Old Clinic (Storage)

Old Clinic (Storage) Subtotal:	BASIC/ADDED COSTS:	\$301,368	\$412,700
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Detailed Assessment Report

Bridgeport, CA: Old County Jail

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		
Turf	None		

Building Structural Systems

Building Stabilization		CONDITION	USEFUL LIFE	NOTES			
Seismic	Poor	1 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Older building constructed before current codes		Seismic retrofit building		1,221	\$165.31 / GSF	\$201,847	\$0
Notes: Foundation also needs underpinning.							

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Poor	1 Yrs	Slab on grade over what appears to be a spread footing system. Needs to be underpinned.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Fair	10 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Poor	1 Yrs	

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: **\$201,847** **\$0**

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Wood Shake Roof	Fair	10 Yrs	Painted shingle roof.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Doors	Fair	10 Yrs	No damage observed.				
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES				
Fascia	Poor	1 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fascia sun damaged		R/R fascia		142	\$13.23 / LF	\$1,878	\$0
Wood Soffits	Fair	5 Yrs					



Detailed Assessment Report

Bridgeport, CA: Old County Jail

Exterior Envelope

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Wood Soffits	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Soffit has water damage from roof leak	Repair soffit		10	\$165.31 / ALLOW	\$1,653	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$3,531** **\$0**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Exposed Structural	Fair	10 Yrs	No damage observed.			
Walls	CONDITION	USEFUL LIFE	NOTES			
Masonry/Concrete	Fair	10 Yrs	Structural damage has affected the interior finish.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Wall Damaged	Repair Wall		1	\$4959.38 / ALLOW	\$4,959	\$0

Interior Systems Subtotal:

BASIC/ADDED COSTS: **\$4,959** **\$0**

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Lavatories	Not Assessed	0 Yrs	Building has not been used since 1964.			

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Not Assessed	0 Yrs	Building has not been used since 1964.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life	R/R Furnace		1	\$16531.25 / EA	\$0	\$16,531

HVAC Subtotal:

BASIC/ADDED COSTS: **\$0** **\$16,531**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
General Interior Lighting	Poor	0 Yrs	Has a couple of incandescent lights. Poorly lit.			



Detailed Assessment Report

Bridgeport, CA: Old County Jail

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
General Interior Lighting	Poor	0 Yrs	Has a couple of incandescent lights. Poorly lit.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting is obsolete.	R/R interior lighting		1,221	\$11.57 / GSF	\$14,129	\$0
Emergency and Exit Lighting	None					
Power	CONDITION	USEFUL LIFE	NOTES			
Panel and Breakers	Poor	5 Yrs	Conduct periodic testing for personnel safety protection.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Panel obsolete	R/R panel		1	\$1653.13 / EA	\$1,653	\$0
Notes: panels and breakers						
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Main Service	Poor	2 Yrs	Minimal service for historic building.			

Electrical Subtotal:

BASIC/ADDED COSTS: **\$15,782** **\$0**

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES				
Building Access	Not Compliant	Historical structure occasionally opened for public viewing.					
		DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
		Front entrance not accessible	Rectify ADA access issues	1	\$826.56 / LS	\$827	\$0
Notes: Install ADA threshold and lockset							

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$827** **\$0**

Old County Jail Subtotal:

BASIC/ADDED COSTS: **\$226,946** **\$16,531**



Detailed Assessment Report

Bridgeport, CA: Old Morgue

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	10 Yrs	
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	10 Yrs	
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Fair	10 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES		
Tile Roofing	Good	10 Yrs			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Roof tiles damaged	Repair Roofing	1	\$495.94 / ALLOW	\$496	\$0

Roofing Subtotal:

BASIC/ADDED COSTS: \$496 \$0

Exterior Envelope

Exterior Doors		CONDITION	USEFUL LIFE	NOTES			
Doors	Fair	10 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded		Paint door and frame		3	\$165.31 / EA	\$496	\$0
Siding		CONDITION	USEFUL LIFE	NOTES			
Wood Siding	Good	10 Yrs					



Detailed Assessment Report

Bridgeport, CA: Old Morgue

Exterior Envelope

Siding	CONDITION	USEFUL LIFE	NOTES			
Wood Siding	Good	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint fading and discolored	Paint wall		1,080	\$1.65 / SF	\$1,785	\$0
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Fascia	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fascia sun damaged	Paint fascia		112	\$3.31 / LF	\$370	\$0
Fascia sun damaged	R/R fascia		64	\$13.23 / LF	\$846	\$0
Wood Soffits	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint fading and cracking	Paint soffit		224	\$1.65 / SF	\$370	\$0
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		45	\$66.13 / SF	\$0	\$2,976

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$3,868 \$2,976

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	10 Yrs	No damage observed.
Flooring	CONDITION	USEFUL LIFE	NOTES
Exposed Concrete	Good	10 Yrs	No damage observed.
Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	10 Yrs	No damage observed.

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

Bridgeport, CA: Old Morgue

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Unit Heaters	Poor	3 Yrs	Used as a storage building for snow blowers. Has not been used as a morgue for about 15 years.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Equipment in poor condition	R/R unit heater		1	\$1322.50 / EA	\$0	\$1,323

HVAC Subtotal:

BASIC/ADDED COSTS: **\$0** **\$1,323**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
Exterior Building Lighting	None	0 Yrs	
Emergency and Exit Lighting	None	0 Yrs	
General Interior Lighting	Fair	8 Yrs	Lighting is adequate for use of the building.
Power	CONDITION	USEFUL LIFE	NOTES
Emergency Power Supply	None	0 Yrs	
Panel and Breakers	Fair	8 Yrs	
Outlets and Wiremold	Fair	8 Yrs	
Distribution Boards	Fair	8 Yrs	
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Distribution	Good	8 Yrs	
Main Service	Good	8 Yrs	120/240 volt, 100 amp, 1-phase. New service lateral
Site Lighting	None	0 Yrs	

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None		

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES
Building Access	Not Compliant		No public access.
Doors and Hardware	Excellent		Storage building has two doors. The building is not used by public.



Detailed Assessment Report

Bridgeport, CA: Old Morgue

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES				
Doors and Hardware	Excellent		Storage building has two doors. The building is not used by public.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset		Install ADA Lockset		2	\$495.94 / ea	\$0	\$992

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$0** **\$992**

Old Morgue Subtotal:

BASIC/ADDED COSTS: **\$4,364** **\$5,290**



Detailed Assessment Report

Bridgeport, CA: Parks Building

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	10 Yrs	Slab on grade.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	10 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Fair	10 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES			
Metal Roofing	Fair	10 Yrs	Generally OK, but there are a couple of small leaks.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof leaks	Repair roofing		1	\$826.56 / ALLOW	\$827	\$0

Roofing Subtotal:

BASIC/ADDED COSTS: **\$827** **\$0**

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Roll-up Doors	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door damaged	Repair door		2	\$495.94 / ALLOW	\$992	\$0
Door not insulated	Insulate door		2	\$826.56 / EA	\$1,653	\$0
Doors	Fair	10 Yrs				



Detailed Assessment Report

Bridgeport, CA: Parks Building

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Fair	10 Yrs	
DEFICIENCY	ACTION		
Paint peeling and faded	Paint door and frame	2	\$165.31 / EA
			BASIC COST \$331
			ADDED COST \$0
Siding	CONDITION	USEFUL LIFE	NOTES
Metal Panels	Fair	10 Yrs	
DEFICIENCY	ACTION		
Panel damaged	R/R metal Panel	56	\$24.80 / SF
			BASIC COST \$1,389
			ADDED COST \$0
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Metal Soffits	Fair	10 Yrs	No damage observed.
Fascia	Fair	10 Yrs	
Windows	CONDITION	USEFUL LIFE	NOTES
Windows and Frames	Fair	10 Yrs	No damage observed.

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$4,364 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Exposed Structural	Fair	10 Yrs	No damage observed.
Flooring	CONDITION	USEFUL LIFE	NOTES
Exposed Concrete	Good	10 Yrs	No damage observed.
Walls	CONDITION	USEFUL LIFE	NOTES
Exposed Structural	Fair	10 Yrs	No damage observed.

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Lavatories	Fair	4 Yrs	
DEFICIENCY	ACTION		
Sink worn out	R/R counter mounted sink	1	\$1487.81 / EA
			BASIC COST \$0
			ADDED COST \$1,488
Urinals	Fair	4 Yrs	



Detailed Assessment Report

Bridgeport, CA: Parks Building

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES		
Urinals					
Fair	4 Yrs				
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Urinal in bad condition	R/R urinal	1	\$1983.75 / EA	\$0	\$1,984
Waterclosets					
Fair	4 Yrs				
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Water closet worn out	R/R watercloset	1	\$2149.06 / EA	\$0	\$2,149
Showers					
Poor	1 Yrs	Currently not used.			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Shower in poor condition	R/R shower controls	1	\$1239.84 / EA	\$1,240	\$0
Water Heater	CONDITION	USEFUL LIFE	NOTES		
Gas Fired Water Heater					
Poor	3 Yrs	100 gallon without straping			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater in poor condition	R/R gas fired water heater	1	\$2149.06 / EA	\$2,149	\$0
Notes: Include a new circulation pump					

Plumbing Subtotal:

BASIC/ADDED COSTS: \$3,389 \$5,621

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Pumps	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Pump at end of useful life	R/R water pump		1	\$4132.81 / EA	\$4,133	\$0
Chemical Treatment Equipment	None	0 Yrs				
Boilers	Fair	7 Yrs	The boiler is housed in the building but services the Maintenance Shop next door.			
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Unit Heaters	Fair	7 Yrs	Two unit heaters are fair, but the other units need to be replaced.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Equipment in poor condition	R/R radiator		2	\$1653.13 / EA	\$3,306	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: \$7,439 \$0



Detailed Assessment Report

Bridgeport, CA: Parks Building

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
General Interior Lighting Poor 0 Yrs						
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition		R/R interior lighting	3,880	\$3.47 / GSF	\$13,470	\$0
Exterior Building Lighting Fair 7 Yrs						
Emergency and Exit Lighting None 0 Yrs						
Power	CONDITION	USEFUL LIFE	NOTES			
Outlets and Wiremold Poor 2 Yrs Insufficient quantity and locations of outlets.						
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Poor condition of receptacle circuits.		R/R power outlets	3,880	\$1.65 / GSF	\$6,414	\$0
Panel and Breakers Fair 7 Yrs Sub-panel appears inadequate to meet shop equipment requirements.						
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Sub-panel near obsolete for added circuits.		R/R panel	1	\$1322.50 / EA	\$1,323	\$0
Distribution Boards Fair 7 Yrs						
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Site Distribution Fair 7 Yrs						
Main Service Fair 7 Yrs 120/240 volt, 600 amp, 3-phase.						
Site Lighting Poor 1 Yrs						

Electrical Subtotal:

BASIC/ADDED COSTS: \$21,206 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None		

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Site Access	Fair	10 Yrs	Grade change.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Building entrance not at grade	Install HC access ramp		16	\$99.19 / SF	\$1,587	\$0
Doors and Hardware	Fair	10 Yrs	Door hardware is not ADA compliant. No public access.			



Detailed Assessment Report

Bridgeport, CA: Parks Building

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Doors and Hardware	Fair	10 Yrs	Door hardware is not ADA compliant. No public access.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		6	\$495.94 / ea	\$0	\$2,976
Restrooms						
	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Not Compliant	10 Yrs	Restrooms are not ADA compliant. No public access.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		60	\$454.61 / GSF	\$0	\$27,277

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$1,587 \$30,252

Parks Building Subtotal:

BASIC/ADDED COSTS: \$38,812 \$35,873



Detailed Assessment Report

Bridgeport, CA: Parks Shop - MGH

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Fair	10 Yrs	

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Trees and Shrubs	None		

Building Structural Systems

Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	20 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	20 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Metal Roofing	Good	20 Yrs	No damage observed.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Roll-up Doors	Good	20 Yrs	
Doors	Good	20 Yrs	No damage observed.
Siding	CONDITION	USEFUL LIFE	NOTES
Metal Panels	Good	20 Yrs	No damage observed.

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Exposed Structural	Good	20 Yrs	No damage observed.
Flooring	CONDITION	USEFUL LIFE	NOTES
Exposed Concrete	Good	20 Yrs	No damage observed.
Walls	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

Bridgeport, CA: Parks Shop - MGH

Interior Systems

Walls	CONDITION	USEFUL LIFE	NOTES
Exposed Structural	Good	20 Yrs	No damage observed.

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Unit Heaters	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Equipment in poor condition	R/R radiator		1	\$1653.13 / EA	\$1,653	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: \$1,653 \$0

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
Exterior Building Lighting	Fair	7 Yrs	
General Interior Lighting	Fair	7 Yrs	
Emergency and Exit Lighting	None	0 Yrs	
Power	CONDITION	USEFUL LIFE	NOTES
Emergency Power Supply	None	0 Yrs	
Outlets and Wiremold	Fair	7 Yrs	
Panel and Breakers	Fair	7 Yrs	
Distribution Boards	Fair	7 Yrs	
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Lighting	Fair	7 Yrs	
Main Service	Fair	7 Yrs	Sub-panel feed
Site Distribution	Fair	7 Yrs	

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues





Detailed Assessment Report

Bridgeport, CA: Parks Shop - MGH

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Doors and Hardware	Fair	20 Yrs	No public access.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		1	\$495.94 / ea	\$496	\$0
Building Access	Not Compliant	20 Yrs	ADA requirements for this structure are not applicable.			

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$496** **\$0**

Parks Shop - MGH Subtotal:

BASIC/ADDED COSTS: **\$2,149** **\$0**



Detailed Assessment Report

Bridgeport, CA: Parks Warehouse

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Trees and Shrubs	None		

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	20 Yrs	Slab on grade.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	20 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	20 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Good	20 Yrs	No damage observed.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Roll-up Doors	Fair	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door damaged	Repair door		1	\$330.63 / ALLOW	\$331	\$0
Siding	CONDITION	USEFUL LIFE	NOTES			
Wood Siding	Fair	10 Yrs	Needs paint			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint fading and discolored	Paint wall		1,980	\$1.65 / SF	\$3,273	\$0
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Fascia	Fair	10 Yrs	Needs Paint			



Detailed Assessment Report

Bridgeport, CA: Parks Warehouse

Exterior Envelope

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Fascia	Fair	10 Yrs	Needs Paint			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fascia sun damaged	Paint fascia		180	\$3.31 / LF	\$595	\$0
Wood Soffits	Good	20 Yrs	No damage observed.			
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	None					

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$4,199** **\$0**

Interior Systems

Flooring	CONDITION	USEFUL LIFE	NOTES
Exposed Concrete	Good	20 Yrs	
Walls	CONDITION	USEFUL LIFE	NOTES
Acoustical Treatments	Good	20 Yrs	

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
Emergency and Exit Lighting	None	0 Yrs					
Exterior Building Lighting	Fair	5 Yrs					
General Interior Lighting	Poor	0 Yrs	Lighting disfunctional.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting inadequate for building use		R/R interior lighting		1,750	\$3.47 / GSF	\$6,075	\$0

Power	CONDITION	USEFUL LIFE	NOTES				
Distribution Boards	Fair	5 Yrs					
Panel and Breakers	Poor	0 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Breakers in poor condition		R/R panel		1	\$661.25 / EA	\$661	\$0
Emergency Power Supply	None	0 Yrs					
Outlets and Wiremold	Fair	7 Yrs					



Detailed Assessment Report

Bridgeport, CA: Parks Warehouse

Electrical

Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Distribution	Fair	7 Yrs	
Site Lighting	Fair	7 Yrs	
Main Service	None	0 Yrs	Sub-panel feeder

Electrical Subtotal:

BASIC/ADDED COSTS: **\$6,736** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES
Doors and Hardware	Fair	20 Yrs	No public access
DEFICIENCY		ACTION	
Non ADA Lockset		Install ADA Lockset	
		1	\$495.94 / ea
			\$496
			\$0
Building Access	Not Compliant	20 Yrs	No public access. (Door hardware and threshold.)

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$496** **\$0**

Parks Warehouse Subtotal:

BASIC/ADDED COSTS: **\$11,431** **\$0**



Detailed Assessment Report

Bridgeport, CA: Probation Department

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Fair	10 Yrs	Street paving.

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Trees and Shrubs	Good	15 Yrs	
Turf	Good	15 Yrs	

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	25 Yrs	Slab on grade.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	25 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	25 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Good	20 Yrs	No damage observed.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Good	25 Yrs	No damage observed.
Siding	CONDITION	USEFUL LIFE	NOTES
Wood Siding	Good	25 Yrs	No damage observed.
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Wood Soffits	Good	25 Yrs	No damage observed.
Fascia	Good	15 Yrs	No damage observed.
Windows	CONDITION	USEFUL LIFE	NOTES
Windows and Frames	Poor	1 Yrs	Dual glazed windows are leaking. Need replacement.



Detailed Assessment Report

Bridgeport, CA: Probation Department

Exterior Envelope

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Poor	1 Yrs	Dual glazed windows are leaking. Need replacement.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Windows past useful life	R/R aluminum window		144	\$66.13 / SF	\$9,522	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$9,522** **\$0**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Glue-On Acoustical Tile	Good	25 Yrs	
Painted GWB	Good	25 Yrs	No damage observed.
Flooring	CONDITION	USEFUL LIFE	NOTES
Carpet	Good	8 Yrs	No damage observed.
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES
Doors	Good	25 Yrs	No damage observed.
Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	25 Yrs	No damage observed.

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Waterclosets	Good	15 Yrs	
Lavatories	Good	15 Yrs	
Water Heater	CONDITION	USEFUL LIFE	NOTES
Gas Fired Water Heater	Good	10 Yrs	40 gallon gas

HVAC

Air Distribution	CONDITION	USEFUL LIFE	NOTES			
Ductwork	Poor	3 Yrs	The previous building addition tapped onto the existing ductwork system without upsizing either the distribution ductwork or the furnace.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Expansion of current system needed	R/R ductwork		2,112	\$11.57 / GSF	\$24,440	\$0



Detailed Assessment Report

Bridgeport, CA: Probation Department

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Good	15 Yrs	The previous building addition tapped onto the existing ductwork system without upsizing either the distribution ductwork or the furnace.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Additional furnace needs to be added.	R/R Furnace		1	\$4132.81 / EA	\$4,133	\$0

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Package Units	None	0 Yrs	A split system air conditioning system needs to be added to the building with two DX coils.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Modernization requires re-working HVAC system	R/R DX cooling unit		5	\$3306.25 / TON	\$0	\$16,531

HVAC Subtotal:

BASIC/ADDED COSTS: \$28,573 \$16,531

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
Emergency and Exit Lighting	Fair	10 Yrs	
Exterior Building Lighting	Fair	8 Yrs	
General Interior Lighting	Good	15 Yrs	T-8 type fixtures and electronic ballasts
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
Data and Cabling	None	0 Yrs	
Power	CONDITION	USEFUL LIFE	NOTES
Distribution Boards	Fair	10 Yrs	
Outlets and Wiremold	Fair	10 Yrs	
Panel and Breakers	Fair	10 Yrs	
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Main Service	Good	15 Yrs	120/240 volt, 175 amp, 1-phase power

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	Fair	5 Yrs	Verify periodic test and remote monitoring.

ADA Issues





Detailed Assessment Report

Bridgeport, CA: Probation Department

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Casework	Good	20 Yrs	Reception desk has no ADA.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Reception does not have ADA access	Modify cabinet for ADA		1	\$1983.75 / EA	\$1,984	\$0
Cabinet sink does not have ADA access	Modify cabinet for ADA		1	\$1983.75 / EA	\$1,984	\$0
Site Access	Fair	15 Yrs	There is a redwood header between the handicap parking and the sidewalk that has risen to become a barrier. The redwood header must be removed and the space that is left from the removal must be filled with a permanent hard surface such as concrete or pavement.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Concrete walkway along path of travel cracked and uneven	Grind concrete to remove uneven spots		4	\$49.59 / SF	\$198	\$0
Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Good	20 Yrs	Detaining restroom has no ADA.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		10	\$227.30 / GSF	\$2,273	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$6,439 \$0

Probation Department Subtotal:

BASIC/ADDED COSTS: \$44,534 \$16,531



Detailed Assessment Report

Bridgeport, CA: Storage Trailer

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES			
Wood	Poor	1 Yrs	Floor structrue is spongy.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor has noticeable soft spots	Repair framing		4	\$330.63 / ALLOW	\$1,323	\$0
Floor has noticeable soft spots	Replace sheathing		400	\$6.61 / SF	\$2,645	\$0
Foundation	CONDITION	USEFUL LIFE	NOTES			
Other	Poor	1 Yrs	Structure is not level. Appears that it is not fully supported.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Foundation Sinking	Stabilize footing		20	\$165.31 / ALLOW	\$3,306	\$0
Portables	CONDITION	USEFUL LIFE	NOTES			
Ramps and Stairs	Poor	1 Yrs	Ramps and stair access to the structure is dangerous. Must be rebuilt.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No ramp installed	Install (n) ramp		1	\$2892.97 / EA	\$2,893	\$0
Notes: Install new stairs at rear of structure						
Ramp does not meet ADA	R/R (e) ramp		1	\$6612.50 / EA	\$6,613	\$0
Roof Framing	CONDITION	USEFUL LIFE	NOTES			
Wood	Poor	1 Yrs	The roof has numerous leaks. The roof appears to be separating at the middle.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof joist cracked	Repair framing		4	\$165.31 / ALLOW	\$661	\$0
Roof joist cracked	Add plywood sheathing over (e) sheathing		400	\$3.31 / SF	\$1,323	\$0



Detailed Assessment Report

Bridgeport, CA: Storage Trailer

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: **\$18,763** **\$0**

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES			
Metal Roofing	Poor	1 Yrs	Has leaks.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof past useful life	Install metal roofing		1,440	\$9.92 / SF	\$14,283	\$0

Roofing Subtotal:

BASIC/ADDED COSTS: **\$14,283** **\$0**

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Doors past useful life	R/R single door and hardware in (e) frame		2	\$1818.44 / EA	\$3,637	\$0

Siding	CONDITION	USEFUL LIFE	NOTES			
Metal Panels	Fair	5 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Panel damaged	R/R metal Panel		40	\$24.80 / SF	\$992	\$0

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Poor	1 Yrs	Broken or leaking. Single pane.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		178	\$66.13 / SF	\$11,770	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$16,399** **\$0**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Glue-On Acoustical Tile	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Ceiling tiles stained	R/R 12x12 acoustic tile		400	\$4.96 / SF	\$1,984	\$0

Flooring	CONDITION	USEFUL LIFE	NOTES			
Carpet	Poor	1 Yrs				



Detailed Assessment Report

Bridgeport, CA: Storage Trailer

Interior Systems

Flooring	CONDITION	USEFUL LIFE	NOTES				
Carpet	Poor	1 Yrs					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Carpet badly stained	Install (n) carpet		1,320	\$6.61 / SF	\$8,729	\$0	
VCT	Poor	1 Yrs					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Floor in poor condition	R/R VCT		120	\$4.96 / SF	\$595	\$0	
Walls	CONDITION	USEFUL LIFE	NOTES				
Paneling	Fair	4 Yrs					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Paneling damaged	R/R plywood paneling		240	\$13.23 / SF	\$3,174	\$0	

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$14,481 \$0

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
Emergency and Exit Lighting	None	0 Yrs					
Exterior Building Lighting	Poor	0 Yrs					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Exterior lighting inoperative.	R/R exterior lighting		1,440	\$2.48 / GSF	\$3,571	\$0	
General Interior Lighting	Poor	0 Yrs	Interior lighting obsolete.				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Lighting is obsolete.	R/R light fixture		4	\$495.94 / EA	\$1,984	\$0	
Power	CONDITION	USEFUL LIFE	NOTES				
Outlets and Wiremold	Poor	0 Yrs	Branch circuits and devices likely damaged by water intrusion.				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Outlets past useful life	R/R power outlets		1,440	\$5.79 / GSF	\$8,332	\$0	
Panel and Breakers	Poor	0 Yrs					
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST	
Panel and breakers obsolete.	R/R panel		1	\$991.88 / EA	\$992	\$0	

Electrical Subtotal:

BASIC/ADDED COSTS: \$14,878 \$0



Detailed Assessment Report

Bridgeport, CA: Storage Trailer

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

Storage Trailer Subtotal:	BASIC/ADDED COSTS:	\$78,804	\$0
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Detailed Assessment Report

Bridgeport, CA: Tire Warehouse

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	20 Yrs	
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	20 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	20 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Metal Roofing	Good	20 Yrs	No damage observed.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Roll-up Doors	Fair	15 Yrs	Has bent panels.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door damaged	Repair door		1	\$826.56 / ALLOW	\$827	\$0

Siding	CONDITION	USEFUL LIFE	NOTES			
Metal Panels	Fair	15 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Panel damaged	R/R metal Panel		560	\$12.40 / SF	\$6,943	\$0

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Metal Soffits	Good	20 Yrs	



Detailed Assessment Report

Bridgeport, CA: Tire Warehouse

Exterior Envelope

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Fascia	Good	20 Yrs	
Windows	CONDITION	USEFUL LIFE	NOTES
Windows and Frames	None		

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$7,770 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Exposed Structural	Good	20 Yrs	No damage observed.
Flooring	CONDITION	USEFUL LIFE	NOTES
Exposed Concrete	Good	20 Yrs	No damage observed.
Walls	CONDITION	USEFUL LIFE	NOTES
Exposed Structural	Good	20 Yrs	No damage observed.

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
General Interior Lighting	Poor	0 Yrs	Fixture condition and design near obsolete.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fixtures at end of useful life.		R/R interior lighting		2,485	\$2.89 / GSF	\$7,189	\$0
Emergency and Exit Lighting	None	0 Yrs					
Exterior Building Lighting	Fair	5 Yrs					
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES				
Data and Cabling	None	0 Yrs					
Power	CONDITION	USEFUL LIFE	NOTES				
Panel and Breakers	Fair	8 Yrs					
Outlets and Wiremold	Fair	8 Yrs					
Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Main Service	Good	10 Yrs	Sub-panel fed from the adjacent building.				



Detailed Assessment Report

Bridgeport, CA: Tire Warehouse

Electrical Subtotal:

BASIC/ADDED COSTS: \$7,189 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES
Building Access	Not Compliant	20 Yrs	No public access.

Tire Warehouse Subtotal:

BASIC/ADDED COSTS: \$14,959 \$0

Bridgeport, CA Subtotal:

BASIC/ADDED COSTS: \$6,483,577 \$9,953,273



Detailed Assessment Report

Chalfant, CA: Chalfant Community Center

Civil Utilities

Sanitary Sewer System	CONDITION	USEFUL LIFE	NOTES
Septic Tank	Fair	10 Yrs	No problems reported.

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Fair	10 Yrs	No problems noted.
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	20 Yrs	No problems noted.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Fair	10 Yrs	No problems noted.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Fair	10 Yrs	No problems noted.

Roofing

Flashing and Sheet Metal	CONDITION	USEFUL LIFE	NOTES			
Downspouts	Fair	10 Yrs	Downspout near top of the ramp not connected to the gutter and leaning against the building.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Downspout not connected to gutters	Re-connect downspout to gutter		1	\$85.96 / EA	\$86	\$0
Roofing	CONDITION	USEFUL LIFE	NOTES			
Metal Roofing	Fair	7 Yrs	The metal panels have heavy amounts of mastic applied near the building eaves. Leaks in this location could cause dry-rot damage to the soffit/fascia but shouldn't cause water intrusion into the building.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Mastic applied to roof panels	R/R metal roofing		1,000	\$28.37 / SF	\$0	\$28,368
Notes: Requires moving mechanical unit.						
Composition Shingle Roofing	Fair	8 Yrs	Roofing is in mostly fair condition, however there are areas with missing/damaged tiles that need to be repaired.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof has shingles missing or damaged	Repair roofing		1	\$2578.88 / ALLOW	\$2,579	\$0
Notes: Replace damaged or missing roof shingles						



Detailed Assessment Report

Chalfant, CA: Chalfant Community Center

Roofing

Roofing Subtotal:

BASIC/ADDED COSTS: **\$2,665** **\$28,368**

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Hardware	Fair	5 Yrs	Hardware nearing end of useful life. Doors lack adequate weatherstripping.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
hardware near end of useful life	R/R hardware -- single		3	\$1504.34 / EA	\$4,513	\$0
Notes: Includes replacing 2 exit devices						
Doors	Fair	10 Yrs				
Siding	CONDITION	USEFUL LIFE	NOTES			
Plywood Siding	Fair	10 Yrs	Some minor deterioration to the wood. Paint currently in good condition. Repair work could be postponed for a couple of years.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Wood has minor deterioration	Paint walls		1,000	\$4.30 / SF	\$4,298	\$0
Notes: Repair damaged siding and prep & paint walls						
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	5 Yrs	Non energy efficient single pane windows.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		84	\$68.77 / SF	\$5,777	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$14,588** **\$0**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Lay-in Acoustical Tile	Fair	10 Yrs				
Painted GWB	Fair	10 Yrs				
Flooring	CONDITION	USEFUL LIFE	NOTES			
Carpet	Fair	5 Yrs				
Sheet Vinyl	Fair	5 Yrs				
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES			



Detailed Assessment Report

Chalfant, CA: Chalfant Community Center

Interior Systems

Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES
Doors	Fair	15 Yrs	
Walls	CONDITION	USEFUL LIFE	NOTES
Paneling	Fair	15 Yrs	
Painted GWB	Fair	15 Yrs	

Specialties and Equipment

Casework	CONDITION	USEFUL LIFE	NOTES				
Cabinets	Fair	10 Yrs	Mostly fair condition. Some delamination of cabinet at sink.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Casework de-laminating		Replace cabinet door		1	\$257.89 / EA	\$258	\$0
Notes: Replace door at same time as modification for ADA							

Toilet Room	CONDITION	USEFUL LIFE	NOTES
Toilet Partitions	None		
Bathroom Accessories	Fair	5 Yrs	

Specialties and Equipment Subtotal:

BASIC/ADDED COSTS: \$258 \$0

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES				
Lavatories	Fair	7 Yrs	Non-ADA without wrapped p-trap and hot water piping.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No ADA sink installed		R/R wall mounted sink		1	\$1547.33 / EA	\$0	\$1,547
Exposed piping not insulated		Insulate exposed pipes		1	\$42.98 / EA	\$43	\$0
Waterclosets	Fair	7 Yrs	Grab bars installed.				
Urinals	Fair	7 Yrs					
Sinks and Faucets	Fair	7 Yrs	Kitchen sink and faucet				
Water Heater	CONDITION	USEFUL LIFE	NOTES				
Electric Water Heater	Fair	7 Yrs	6 gallon under the counter type. T&P valve discharge needs to be plumbed to the outside.				



Detailed Assessment Report

Chalfant, CA: Chalfant Community Center

Plumbing

Water Heater	CONDITION	USEFUL LIFE	NOTES				
Electric Water Heater	Fair	7 Yrs	6 gallon under the counter type. T&P valve discharge needs to be plumbed to the outside.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater T&P discharge needs to be plumbed		Repair water heater		1	\$257.89 / ALLOW	\$258	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$301 \$1,547

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES
Furnaces	Good	15 Yrs	There are 3 furnaces in the building. The existing one that is dead and abandoned in place, the replacement Rinnai "through the wall" furnace and the horizontal furnace in the attic that heats the stick framed portion of the building. The later two furnaces are in good condition.
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
Evaporative Cooling Units	Fair	7 Yrs	There are two units on the roof.

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
Exterior Building Lighting Poor 2 Yrs							
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exterior lighting is inadequate		Install security flood light		2	\$644.72 / EA	\$1,289	\$0
General Interior Lighting Poor 0 Yrs Obsolete fixtures type T12 lamp with magnetic ballasts throughout.							
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition		R/R interior lighting		1,838	\$9.03 / GSF	\$16,590	\$0
Emergency and Exit Lighting Fair 5 Yrs							
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES				
Data and Cabling None 0 Yrs							
2-Way Radio Equipment None 0 Yrs No emergency communications capability at the community center for the local community to report / respond as part of regional disaster planning and response.							
Power	CONDITION	USEFUL LIFE	NOTES				
Panel and Breakers Fair 5 Yrs							



Detailed Assessment Report

Chalfant, CA: Chalfant Community Center

Electrical

Power	CONDITION	USEFUL LIFE	NOTES				
Emergency Power Supply	Fair	5 Yrs	Emergency generator appears to be in fair condition, and operable for 2 to 5 more years.				
Transfer Switch	Fair	5 Yrs					
Distribution Boards	Fair	5 Yrs					
Outlets and Wiremold	Poor	5 Yrs	Insufficient quantity and location of convenience outlets.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Building has inadequate number of outlets		Install GFI outlet		10	\$343.85 / EA	\$3,439	\$0

Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Site Lighting	Fair	5 Yrs					
Site Distribution	Fair	5 Yrs					
Main Service	Poor	1 Yrs	120/240 volt, 100 amp, 1-phase power is obsolete.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Service past useful life		Upgrade main service - 200 amp		1	\$6447.19 / LS	\$6,447	\$0

Electrical Subtotal:

BASIC/ADDED COSTS: \$27,765 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Casework	Not Compliant	Kitchen sink and cabinet are not accessible.				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA		1	\$2578.88 / EA	\$2,579	\$0
Notes: Modify cabinet and replace faucet						
Building Access	Not Compliant	The building has a wood ramp from the parking lot on the east side of the building. The ramp appears slightly steeper than per code, but does allow reasonable access to the building.				

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$2,579 \$0

Chalfant Community Center Subtotal:

BASIC/ADDED COSTS: \$48,155 \$29,915



Detailed Assessment Report

Chalfant, CA: Chalfant Community Center

Chalfant, CA Subtotal:	BASIC/ADDED COSTS:	\$48,155	\$29,915
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Detailed Assessment Report

Crowley Lake, CA: Crowley Lake Community Center

Civil Utilities

Sanitary Sewer System	CONDITION	USEFUL LIFE	NOTES
Septic Tank	Good	15 Yrs	No problems reported.

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES				
Asphalt Paving	Fair	10 Yrs	The harsh environment can rapidly deteriorate the relatively new pavement. Suggest seal coating pavement to maximize useful life.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Preventative maintainence		Seal coat (e) asphalt paving		6,000	\$2.36 / SF	\$0	\$14,184
Notes: Includes re-striping parking lot							
Concrete Paving	CONDITION	USEFUL LIFE	NOTES				
Concrete Walks	Good	20 Yrs	Concrete is in generally good condition except there are a few spots where the de-icing agent used to melt the snow and ice has caused minor deterioration.				

Paving Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$14,184

Landscape and Irrigation

Fencing and Gates	CONDITION	USEFUL LIFE	NOTES
Chain Link Fencing	None		
Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		Minimal landscaping now installed. Understand there is a future project planned.

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	30 Yrs	Concrete slab on grade.
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	30 Yrs	
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	30 Yrs	
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	30 Yrs	



Detailed Assessment Report

Crowley Lake, CA: Crowley Lake Community Center

Roofing

Roof Accessories	CONDITION	USEFUL LIFE	NOTES
Skylights	Good	15 Yrs	
Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Good	15 Yrs	
Metal Roofing	Good	15 Yrs	Lower portion of roof at eaves.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Good	15 Yrs	Fiberglass doors, with full vision lites. Main door has coded access lockset with lever handle.
Siding	CONDITION	USEFUL LIFE	NOTES
Wood Siding	Good	20 Yrs	The building has vertical stained wood siding with 1x battens. There is minor checking and cracking to some of the boards.
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Fascia	Good	20 Yrs	
Wood Soffits	Good	20 Yrs	
Windows	CONDITION	USEFUL LIFE	NOTES
Glass and Glazing	Good	20 Yrs	Dual pane windows.

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	20 Yrs	
Exposed Structural	Good	20 Yrs	
Flooring	CONDITION	USEFUL LIFE	NOTES
Tile - Ceramic	Good	20 Yrs	Tile throughout building.
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES
Doors	Good	20 Yrs	
Walls	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

Crowley Lake, CA: Crowley Lake Community Center

Interior Systems

Walls	CONDITION	USEFUL LIFE	NOTES
FRP Board	Good	10 Yrs	
Painted GWB	Good	20 Yrs	

Specialties and Equipment

Casework	CONDITION	USEFUL LIFE	NOTES
Countertops	Good	20 Yrs	Counters are in generally good condition, however there are a couple of areas where the plastic laminate has chipped off the counter substrate.
Cabinets	Good	20 Yrs	
Kitchen Equipment	CONDITION	USEFUL LIFE	NOTES
Kitchen Hoods	Good	20 Yrs	Stainless steel hood.
Stoves and Ovens	Good	15 Yrs	Propane commerical stove.
Miscellaneous Specialties	CONDITION	USEFUL LIFE	NOTES
Movable Partitions	Good	20 Yrs	Modernfold door divides the main room into two smaller rooms. There is accordian style door separating the main room from the library.
Signage	Good	20 Yrs	
Toilet Room	CONDITION	USEFUL LIFE	NOTES
Bathroom Accessories	Good	10 Yrs	
Toilet Partitions	Good	10 Yrs	Sheet metal partitions.

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Sinks and Faucets	Good	15 Yrs	Kitchen fixtures
Urinals	Good	15 Yrs	
Waterclosets	Good	15 Yrs	
Drinking Fountains	Good	15 Yrs	
Lavatories	Good	15 Yrs	
Water Heater	CONDITION	USEFUL LIFE	NOTES
Electric Water Heater	Good	15 Yrs	40 gallon. T&P valve discharge needs to be plumbed to the outside.



Detailed Assessment Report

Crowley Lake, CA: Crowley Lake Community Center

Plumbing

Water Heater	CONDITION	USEFUL LIFE	NOTES			
Electric Water Heater	Good	15 Yrs	40 gallon. T&P valve discharge needs to be plumbed to the outside.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater T&P discharge plumbing	Repair water heater		1	\$171.93 / ALLOW	\$172	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$172** **\$0**

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES
Expansion Tank/Air Separators	Good	15 Yrs	Part of the hydronic floor system
Boilers	Good	15 Yrs	Part of the hydronic floor heating system.
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES
Exhaust Fans	Good	15 Yrs	Kitchen hood exhaust fan

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Good	20 Yrs	
Exterior Building Lighting	Excellent	15 Yrs	
Emergency and Exit Lighting	Excellent	15 Yrs	
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
Data and Cabling	None	0 Yrs	
2-Way Radio Equipment	None	0 Yrs	No emergency communications capability at the community center for the local community to report / respond as part of regional disaster planning and response.
Telephone	Good	10 Yrs	
Power	CONDITION	USEFUL LIFE	NOTES
Panel and Breakers	Excellent	25 Yrs	
Distribution Boards	Excellent	25 Yrs	
Outlets and Wiremold	Excellent	25 Yrs	



Detailed Assessment Report

Crowley Lake, CA: Crowley Lake Community Center

Electrical

Security Systems	CONDITION	USEFUL LIFE	NOTES
Monitoring Equipment	Excellent	15 Yrs	Motion sensors throughout.
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Low Voltage	Excellent	15 Yrs	
Main Service	Excellent	30 Yrs	120/240 volt, 200 amp, 1-phase
Site Distribution	Excellent	30 Yrs	
Site Lighting	Excellent	25 Yrs	

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	Good	15 Yrs	SMoke detectors throughout.

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES
Building Access	Good		This building has no ADA issues that need to be addressed. There is a path of travel from the parking lot to access the building. The doors, kitchen sink and restrooms are accessible.

Crowley Lake Community Center Subtotal:	BASIC/ADDED COSTS:	\$172	\$14,184
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Detailed Assessment Report

Crowley Lake, CA: Crowley Sub-Station

Civil Utilities

Sanitary Sewer System	CONDITION	USEFUL LIFE	NOTES
Septic Tank	Good	15 Yrs	No problems reported.

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES				
Asphalt Paving	Fair	5 Yrs	The building does not have a defined parking lot. There is AC paving in front of the building. This paving is continuous with the fire station paving to the north and the old community center to the south.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Preventative maintainance		Seal coat (e) asphalt paving		2,500	\$2.69 / SF	\$0	\$6,716
Notes: Portion of paving directly in front of building only							
Pavement Marking	None	Parking area in front of building does not have any defined parking spaces.					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Pavement markings faded		Stripe regular parking stall		5	\$25.79 / EA	\$129	\$0
No markings for HC space		Paint HC logo		1	\$193.42 / EA	\$193	\$0

Paving Systems Subtotal:

BASIC/ADDED COSTS: \$322 \$6,716

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	Good	15 Yrs	Landscaping limited to back of building. Low shrubs next to building with lawn towards the tennis courts in the park.

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	25 Yrs	Concrete slab on grade.
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	25 Yrs	
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	25 Yrs	
Wall Framing	CONDITION	USEFUL LIFE	NOTES
CMU	Good	25 Yrs	Un-insulated CMU walls.



Detailed Assessment Report

Crowley Lake, CA: Crowley Sub-Station

Building Structural Systems

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES				
Built-up Roofing	Fair	5 Yrs	There are spots where the roof sheeting has separated from the substrate and formed bubbles. These areas could be the source of future problems. The roof has a very minimal slope from front to back. Re-roofing with the addition of rigid insulation in conjunction with tapered insulation would increase the thermal efficiency of the building and promote better drainage.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof nearing end of useful life		Install built-up roof complete		1,800	\$13.84 / SF	\$24,912	\$0
Notes: Remove and replace roofing, including back sides of parapets							
Building lacks adequate insulation		Install rigid insulation		1,500	\$6.88 / SF	\$10,316	\$0
Notes: 4" rigid foam plus tapered insulation to provide better drainage.							
Metal Roofing	Good	20 Yrs	Metal mansard roofing.				

Roofing Subtotal:

BASIC/ADDED COSTS: \$35,227 \$0

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Doors	Fair	10 Yrs	Doors fair except the south exit door does not open and close easily. The east exit door is blocked by materials stored in front of the door which could pose a safety issue.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Doors do not shut correctly		R/R single door and hardware in (e) frame		1	\$3782.35 / EA	\$3,782	\$0
Notes: Replace south exit door							
Siding	CONDITION	USEFUL LIFE	NOTES				
Exposed CMU	Good	15 Yrs	Walls in good condition, but the CMU lacks thermal properties to retain internal temperature without excessive heat loss or gain.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Excessive heat loss due to uninsulated CMU		Install Dryvit system		1,800	\$34.39 / SF	\$0	\$61,893
Notes: Install system to exterior of CMU walls. If the county wants to significantly upgrade the interior of the building, then furring the inside of the walls and sheet rocking would also be an option.							
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES				



Detailed Assessment Report

Crowley Lake, CA: Crowley Sub-Station

Exterior Envelope

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Wood Soffits	Good	20 Yrs	Soffits could use paint.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Stain on soffits deteriorating	Paint soffit		600	\$2.15 / SF	\$1,289	\$0
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Poor	3 Yrs	Non-insulated aluminum windows.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		148	\$75.65 / SF	\$11,196	\$0
Notes: There are bars at one window which will need to be removed and replaced for installation of a new unit and another with heavy gauge wire mesh						

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$16,268 \$61,893

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Good	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Painting needed as part of renovation	Paint Ceiling		1,500	\$2.06 / SF	\$3,095	\$0
Flooring	CONDITION	USEFUL LIFE	NOTES			
VCT	Fair	8 Yrs	In kitchen and restrooms. Restroom flooring replacement part of toilet room renovation.			
Carpet	Fair	4 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet nearing end of useful life	R/R carpet		1,000	\$8.60 / SF	\$0	\$8,596
Notes: Allowance for future carpet replacement						
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES			
Doors	Good	15 Yrs				
Walls	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Good	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint as part of modernization	Paint Wall		3,000	\$1.72 / SF	\$5,158	\$0

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$8,252 \$8,596



Detailed Assessment Report

Crowley Lake, CA: Crowley Sub-Station

Specialties and Equipment

Casework	CONDITION	USEFUL LIFE	NOTES
Cabinets	Good	15 Yrs	Kitchen cabinets in good condition. There is evidence of a past water leak below the kitchen sink.
Countertops	Good	15 Yrs	
Lockers	CONDITION	USEFUL LIFE	NOTES
Lockers	Fair	10 Yrs	

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Showers	Fair	7 Yrs	Currently not used.			
Waterclosets	Fair	5 Yrs				
Urinals	Fair	5 Yrs				
Lavatories	Fair	5 Yrs	Suggest converting one of the two lavatories to ADA. Also repair the p-trap piping at the lav in the now storage room.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Exposed piping not insulated and corroding		Repair lavatory	2	\$171.93 / ALLOW	\$344	\$0
Sinks and Faucets	Fair	5 Yrs	Kitchen sink fair but the faucet needs replacing.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Faucet corroded		Replace faucet	1	\$601.74 / EA	\$602	\$0
Water Heater	CONDITION	USEFUL LIFE	NOTES			
Electric Water Heater	Fair	7 Yrs	50 gallon. Unit not strapped. There is a table with stuff on it in front of the electrical panels and water heater that needs to be removed for access and code reasons.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code		Install earthquake straps	1	\$171.93 / EA	\$172	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$1,118** **\$0**

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES
Furnaces	Fair	7 Yrs	
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES





Detailed Assessment Report

Crowley Lake, CA: Crowley Sub-Station

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Evaporative Cooling Units	None	0 Yrs	Building needs some form of air conditioning in the summer time. Suggest installing a evaporative cooler and connecting it to the existing heater distribution piping.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Evaporative unit non-existent	R/R evaporative cooler		1	\$5157.75 / EA	\$0	\$5,158

HVAC Subtotal:

BASIC/ADDED COSTS: **\$0** **\$5,158**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
General Interior Lighting	Poor	0 Yrs	Obsolete fixtures type T12 lamp with magnetic ballasts throughout.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition	R/R interior lighting		1,500	\$9.03 / GSF	\$13,539	\$0
Emergency and Exit Lighting	Fair	5 Yrs				
Exterior Building Lighting	Poor	2 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exterior lighting is inadequate	Install security flood light		2	\$644.72 / EA	\$1,289	\$0
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES			
Telephone	Fair	8 Yrs				
Power	CONDITION	USEFUL LIFE	NOTES			
Emergency Power Supply	Fair	5 Yrs	Emergency 35 KW generator appears to be in fair condition.			
Outlets and Wiremold	Fair	5 Yrs	Insufficient quantity and location of convenience outlets.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Building has inadequate number of outlets	Install GFI outlet		10	\$343.85 / EA	\$3,439	\$0
Transfer Switch	Fair	5 Yrs				
Panel and Breakers	Fair	5 Yrs				
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Site Lighting	Fair	5 Yrs				
Site Low Voltage	Fair	8 Yrs				
Main Service	Fair	8 Yrs	120/240 volt, 100 amp, 1-phase power with emergency generator.			



Detailed Assessment Report

Crowley Lake, CA: Crowley Sub-Station

Electrical Subtotal:

BASIC/ADDED COSTS: **\$18,267** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES		
Building Access	Not Compliant		There is direct access from parking area in front of building, but a transition for the concrete stoop needs to be added.		
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Grade change of more than ½ inch	Construct transition at uneven surfaces	1	\$2063.10 / EA	\$2,063	\$0
Notes: 4" transition at concrete stoop.					
Casework	Not Compliant	10 Yrs	There is a 20 feet long counter separating the entry area. The counter does not have ADA access and the opening to get behind the casework is only 30 inches. The casework at the sink in the breakroom is also non ADA compliant.		
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA	1	\$2063.10 / EA	\$2,063	\$0
Notes: Break Room					
Reception does not have ADA access	Modify cabinet for ADA	1	\$3094.65 / EA	\$3,095	\$0
Notes: Modify casework at entry, including swing door entry					

Restrooms	CONDITION	USEFUL LIFE	NOTES		
Restrooms	Not Compliant		Building has two non ADA restrooms. A non ADA shower has been added to one restroom. The rooms have adequate size, but need to be reconfigured. The men's restroom needs the watercloset moved closer to the wall and grab bars installed.		
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA	65	\$189.12 / GSF	\$12,293	\$0
Notes: Replace and relocate watercloset in men's restroom. Patch floor and wall finishes and add grab bars					

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$19,513** **\$0**

Crowley Sub-Station Subtotal:

BASIC/ADDED COSTS: **\$98,968** **\$82,363**



Detailed Assessment Report

Crowley Lake, CA: District 1 Road Yard

Civil Utilities

Sanitary Sewer System	CONDITION	USEFUL LIFE	NOTES
Septic Tank	Good	15 Yrs	No problems reported.

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES				
Asphalt Paving	Fair	5 Yrs	Paving is aging. Road crew has patched paving and sealed cracks. At some point the paving will need to be overlayed.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Asphalt cracking		Overlay (e) paving		20,000	\$4.30 / SF	\$0	\$85,963

Paving Systems Subtotal:

BASIC/ADDED COSTS: **\$0** **\$85,963**

Landscape and Irrigation

Fencing and Gates	CONDITION	USEFUL LIFE	NOTES
Decorative Fence	Good	10 Yrs	Wood fencing separates yard from neighbor to east.
Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	Not Assessed		Natural habitat around building, not landscaped.

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Fair	15 Yrs	SOG with some non-structural cracking.
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	20 Yrs	
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	20 Yrs	2x framing supported by glu-lam beams.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
CMU	Good	20 Yrs	CMU walls with no apparent problems. The north and west walls act as retaining walls. If the walls do not have proper drainage and waterproofing, water infiltration could cause future issues.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
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Detailed Assessment Report

Crowley Lake, CA: District 1 Road Yard

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Built-up Roofing	Poor	3 Yrs	Built-up roof with an aluminized coating. The roof does not have adequate slope for proper drainage. The roof has alligator cracking which is particularly bad in areas where standing water has occurred.
DEFICIENCY		ACTION	
building lacks proper drainage		Install tapered insulation	QTY 6,000 COST / UNIT \$1.72 / SF BASIC COST \$10,316 ADDED COST \$0
Building lacks adequate insulation		Install rigid insulation	QTY 6,000 COST / UNIT \$5.16 / SF BASIC COST \$0 ADDED COST \$30,947
Notes: Believe there is some insulation between the GWB covered 2x roof framing. This item may not be required			
Older roof in poor condition		Install built-up roof complete	QTY 6,000 COST / UNIT \$13.24 / SF BASIC COST \$79,429 ADDED COST \$0
Notes: Remove (e) roof and install new roof, including flashings and sheet metal.			

Roofing Subtotal:

BASIC/ADDED COSTS: \$89,745 \$30,947

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Hardware	Fair	5 Yrs	
DEFICIENCY		ACTION	
Hardware approaching end of useful life		R/R hardware -- single	QTY 3 COST / UNIT \$1203.48 / EA BASIC COST \$0 ADDED COST \$3,610
Roll-up Doors	Poor	4 Yrs	There are 6 un-insulated roll-up doors. The manual doors have a tendency to come off their tracks and are fast approaching the end of their life cycle. There is also a problem with heat loss at the opening above the door. Due to clearance issues, an insulated door is not feasible.
DEFICIENCY		ACTION	
Doors approaching end of useful life		R/R roll-up door - manual	QTY 6 COST / UNIT \$5372.66 / EA BASIC COST \$32,236 ADDED COST \$0
Notes: Door installation should also address air gap at top of door			
Upgrade to electric operators		Add motorized operator	QTY 6 COST / UNIT \$1719.25 / EA BASIC COST \$0 ADDED COST \$10,316
Doors	Fair	10 Yrs	
Siding	CONDITION	USEFUL LIFE	NOTES
Exposed CMU	Good	20 Yrs	
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Fascia	None		



Detailed Assessment Report

Crowley Lake, CA: District 1 Road Yard

Exterior Envelope

Windows	CONDITION	USEFUL LIFE	NOTES
Glass and Glazing	None		

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$32,236 \$13,926

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Fair	15 Yrs	Generally fair, there is one large hole in the GWB that should be patched.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Holes in ceiling	Repair GWB Ceiling		1	\$343.85 / ALLOW	\$344	\$0

Flooring	CONDITION	USEFUL LIFE	NOTES
Exposed Concrete	Fair	15 Yrs	

Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES				
Doors	Fair	10 Yrs					
Hardware	Poor	3 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lockset at end of lifecycle		R/R lockset		4	\$472.79 / EA	\$1,891	\$0

Stairways	CONDITION	USEFUL LIFE	NOTES
Stairs and Handrails	Fair	10 Yrs	Stairs to mezzanine storage are excessively steep. Due to the nature of use, condition shouldn't need to be addressed.

Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Fair	10 Yrs	
Masonry/Concrete	Good	20 Yrs	

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$2,235 \$0

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Lavatories	Fair	5 Yrs	Not ADA
Waterclosets	Fair	5 Yrs	Not ADA
Showers	Fair	5 Yrs	Does not appear to be used.



Detailed Assessment Report

Crowley Lake, CA: District 1 Road Yard

Plumbing

Water Heater	CONDITION	USEFUL LIFE	NOTES
Electric Water Heater	Fair	5 Yrs	30 gallon

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES
Furnaces	Fair	7 Yrs	Total of three units

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
General Interior Lighting	Poor	0 Yrs	Obsolete fixtures and lighting controls.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting levels too low	Install additional lighting		6,000	\$1.72 / GSF	\$10,316	\$0
Exterior Building Lighting	Poor	0 Yrs				
Emergency and Exit Lighting	Poor	0 Yrs				
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES			
Data and Cabling	None	0 Yrs				
2-Way Radio Equipment	Fair	7 Yrs				
Power	CONDITION	USEFUL LIFE	NOTES			
Emergency Power Supply	Poor	0 Yrs	Generator and transfer switchgear equipment condition and design is past useful life.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Unit at end of useful life	Install Emergency Generator		45	\$1031.55 / kW	\$46,420	\$0
Outlets and Wiremold	Poor	0 Yrs	Inadequate quantity and location of convenience outlets.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Outlets and wiring in poor condition	R/R power outlets		6,000	\$0.86 / GSF	\$5,158	\$0
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Main Service	Poor	0 Yrs	Three service meters: (2) 100 amp, and (1) 200 amp, 120/240 volt, all 1-phase power.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Multiple services oblosete.	upgrade main service - 800 amp		1	\$21490.63 / LS	\$21,491	\$0
Site Lighting	Fair	5 Yrs	Exterior lighting controlled by motion sensor.			



Detailed Assessment Report

Crowley Lake, CA: District 1 Road Yard

Electrical Subtotal:

BASIC/ADDED COSTS: \$83,384 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES				
Building Access	Good		Access to the building is generally good. There is no designated ADA parking space.				
Restrooms	CONDITION	USEFUL LIFE	NOTES				
Restrooms	Not Compliant		The restroom has no space issues for ADA, but neither the shower nor toilet room fixtures are compliant.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant		Modify (e) restroom for ADA		100	\$283.68 / GSF	\$0	\$28,368
Notes: R/R shower unit with ADA unit, construct pony wall @ watercloset and replace toilet fixtures with ADA models.							

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$0 \$28,368

District 1 Road Yard Subtotal:

BASIC/ADDED COSTS: \$207,599 \$159,203

Crowley Lake, CA Subtotal:

BASIC/ADDED COSTS: \$306,739 \$255,749



Detailed Assessment Report

June Lakes, CA: June Lake Community Center

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	25 Yrs	Slab on grade at first floor. No problems noted.
Wood	Good	25 Yrs	30 year old building does not appear to have problems with 2nd floor framing. There is considerable wood splitting of the posts supporting the 2nd floor balcony on south side of the building which should be examined by a structural engineer. Do not believe it poses any near term problems.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	25 Yrs	Exposed structural appears in good condition. The smaller multi-use room has structural framing covered with GWB and is not observable.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
CMU	Good	25 Yrs	No problems noted.
Wood	Not Assessed		No problems noted.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES				
Composition Shingle Roofing	Poor	2 Yrs	The roof is fast approaching the end of its useful life. The roof has been patched in mutiple locations and has missing or damaged shingles that have yet to be repaired.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof has many shingles missing		Install comp shingle roof (complete)		4,000	\$13.89 / SF	\$55,545	\$0

Roofing Subtotal:

BASIC/ADDED COSTS: \$55,545 \$0

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Hardware	Fair	3 Yrs	No problems reported, but the hardware is dated.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Hardware near end of lifecycle		R/R hardware -- single		4	\$1296.05 / EA	\$5,184	\$0
Doors	Fair	10 Yrs					
Siding	CONDITION	USEFUL LIFE	NOTES				
Wood Siding	Good	25 Yrs	Siding is in good condition. Paint in fairly good condition also.				
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES				



Detailed Assessment Report

June Lakes, CA: June Lake Community Center

Exterior Envelope

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Wood Soffits	Good	25 Yrs				
Fascia	Fair	10 Yrs	Paint peeling, particularly on south side of the building.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint fascia		300	\$3.70 / LF	\$1,111	\$0

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Poor	0 Yrs	Wood single windows are in poor condition. Windows are not operable. New windows have been installed at the smaller multi-use room which are in good condition, the rest of the windows are original.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R wood window		205	\$148.12 / SF	\$30,365	\$0
Notes: Replace single pane windows at second floor and at library and thrift shop on first floor						

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$36,660 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Good	20 Yrs	New GWB installed at smaller multi-use room			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exposed Structural	Install (n) GWB Ceiling		1,500	\$12.50 / SF	\$18,746	\$0
Notes: Install GWB on furring channels to underside of roof system to conceal added insulation						
New and modernized ceiling needs paint	Paint Ceiling		2,400	\$1.85 / SF	\$4,444	\$0
Notes: paint (n) GWB and 2nd level (e) ceiling except previously remodeled portion						
Attic Insulation	Fair	20 Yrs	Smaller multi use room remodeled and believe insulation added to underside of roof system with GWB on furring strips added. Main room has exposed structural.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exposed structural lacks insulating value	Add additional insulation		2,400	\$2.78 / SF	\$6,665	\$0
Notes: To underside of roof system						
Flooring	CONDITION	USEFUL LIFE	NOTES			
Carpet	Good	7 Yrs				
VCT	Fair	5 Yrs	Kitchen has VCT which could be a code issue with food being prepared there.			



Detailed Assessment Report

June Lakes, CA: June Lake Community Center

Interior Systems

Flooring	CONDITION	USEFUL LIFE	NOTES			
VCT	Fair	5 Yrs	Kitchen has VCT which could be a code issue with food being prepared there.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
VCT floor in kitchen does not meet code	Install seamless sheet vinyl floor		300	\$18.52 / SF	\$0	\$5,555
Notes: Would involve moving some kitchen equipment						
Tile - Ceramic	Fair	10 Yrs	Downstairs restrooms have ceramic tile in fair condition. These restrooms are not ADA compliant and renovation to meet ADA would require extensive patching or removal. See Restroom ADA.			
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES			
Hardware	Fair	10 Yrs	See ADA - doors do not have ADA levers.			
Doors	Fair	10 Yrs				
Stairways	CONDITION	USEFUL LIFE	NOTES			
Stairs and Handrails	Not Compliant		Interior Stairs are narrow and lack contrasting stripe. Handrails do not extend 12" past the stairs. With the configuration of the stairs, extending handrails at bottom may not be feasible. There is a short intermediate landing. The stairs need a new continous rail through the landing to meet the 12" requirement.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Handrails do not extend 12" past stairs	Install wall mounted handrail		50	\$55.55 / LF	\$2,777	\$0
Notes: R/R handrail at interior stairwell						
Stairs do not have contrasting stripe	Add contrasting stripe		28	\$18.52 / LF	\$518	\$0
Walls	CONDITION	USEFUL LIFE	NOTES			
Ceramic Tile	Fair	10 Yrs	In downstairs restrooms - See ADA.			
Painted GWB	Good	15 Yrs				
Paneling	Good	20 Yrs				

Interior Systems Subtotal:

BASIC/ADDED COSTS: **\$33,151** **\$5,555**

Specialties and Equipment

Casework	CONDITION	USEFUL LIFE	NOTES
Countertops	Good	15 Yrs	
Cabinets	Good	15 Yrs	



Detailed Assessment Report

June Lakes, CA: June Lake Community Center

Specialties and Equipment

Kitchen Equipment	CONDITION	USEFUL LIFE	NOTES				
Stoves and Ovens	Good	10 Yrs					
Dishwasher	Poor	2 Yrs	Not sure if the unit works, but it is ancient.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Dishwasher past useful life		R/R dishwasher		1	\$1851.50 / EA	\$1,852	\$0
Toilet Room	CONDITION	USEFUL LIFE	NOTES				
Toilet Partitions	Fair	5 Yrs	SM partitions - See ADA.				

Specialties and Equipment Subtotal:

BASIC/ADDED COSTS: **\$1,852** **\$0**

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Waterclosets	Poor	3 Yrs	All five units are very old and should be replaced. Suggest changing three of the units out with ADA fixtures. See ADA			
Urinals	Poor	2 Yrs	The lone unit down stairs is very old. - See ADA			
Sinks and Faucets	Good	10 Yrs	The three compartment sink and faucets are good. The hand wash sink is fair but its faucet and garbage disposer needs to be replaced.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Faucet corroded		Replace faucet	1	\$648.03 / EA	\$648	\$0
Hand sink garbage disposal in poor condition		R/R garbage disposal	1	\$740.60 / ea	\$741	\$0
Lavatories	Fair	4 Yrs	All three of the units down stairs and one upstairs have their exposed piping underneath the sink unwrapped. The upstairs toilet room is in process of being expanded to accomodate ADA. - See ADA			

Water Heater	CONDITION	USEFUL LIFE	NOTES			
Gas Fired Water Heater	Fair	7 Yrs	The two 40 gallon units are not strapped.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code		Install earthquake straps	2	\$185.15 / EA	\$370	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$1,759** **\$0**

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

June Lakes, CA: June Lake Community Center

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES				
Furnaces	Poor	3 Yrs	The one unit serving the Store and two units serving the Library are in poor condition. The two units serving the Community Center were just replaced with new units.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life		R/R Furnace		3	\$2314.38 / EA	\$6,943	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: \$6,943 \$0

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
Exterior Building Lighting	Fair	15 Yrs					
General Interior Lighting	Poor	7 Yrs	Older T12 type fixtures with magnetic ballasts. Also, incandescent lighting on the stairway and hallway area.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting fixtures near obsolete and high energy use.		R/R light fixture		25	\$555.45 / EA	\$13,886	\$0
Emergency and Exit Lighting	Good	15 Yrs					
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES				
Data and Cabling	None	0 Yrs					
2-Way Radio Equipment	None	0 Yrs	No emergency communications capability at the community center for the local community to report / respond as part of regional disaster planning and response.				
Telephone	None	0 Yrs					
Power	CONDITION	USEFUL LIFE	NOTES				
Emergency Power Supply	Good	15 Yrs	45 KW emergency generator.				
Outlets and Wiremold	Fair	7 Yrs	Additional GFI convenience outlets could be added at the kitchen counters.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No GFI outlets in kitchen		Install GFI outlet		2	\$370.30 / EA	\$741	\$0
Panel and Breakers	Good	15 Yrs					
Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Site Distribution	Good	15 Yrs					
Site Lighting	Good	15 Yrs					



Detailed Assessment Report

June Lakes, CA: June Lake Community Center

Electrical

Site Electrical	CONDITION	USEFUL LIFE	NOTES
Main Service	Good	15 Yrs	120 / 240 volt, 200 amp, 1-phase

Electrical Subtotal:

BASIC/ADDED COSTS: \$14,627 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	Smoke detectors throughout.

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES		
Doors and Hardware	Not Compliant	Entrance doors do not have ADA handles.			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset	6	\$555.45 / ea	\$3,333	\$0
Casework	Not Compliant	The counter from the kitchen to meeting hall does not have an accessible area.			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Counter from kitchen to assembly hall not ADA	Modify cabinet for ADA	1	\$3332.70 / EA	\$3,333	\$0
Building Access	Not Compliant	There currently is no ADA access to the building. A ramp to the upper level is under construction which will provide access to the 2nd floor. There is a narrow ramp from the ADA parking spot to the entrance door at the lower level, but the door has a lip of more than the allowable ½ inch.			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Grade change of more than ½ inch	Rectify ADA access issues	1	\$18515.00 / LS	\$18,515	\$0
Notes: R/R (e) concrete ramp with (n) wider ramp. Add ADA compliant threshold to entrance door.					

Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Not Compliant	The second floor restroom off the kitchen is currently undergoing renovation. The restroom is being enlarged and will comply with ADA. There are two downstairs restrooms which serve the library and thrift shop which do not meet ADA. Restrooms are dated, but finishes are in OK condition.				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant		Modify (e) restroom for ADA	200	\$509.16 / GSF	\$0	\$101,833
Notes: Remodel the two downstairs restrooms for ADA. Includes removing walls and reconfiguring space. New fixtures and finishes (ceramic tile floor and walls)						



Detailed Assessment Report

June Lakes, CA: June Lake Community Center

ADA Issues

Restrooms	CONDITION	USEFUL LIFE	NOTES
Restrooms	Not Compliant		The second floor restroom off the kitchen is currently undergoing renovation. The restroom is being enlarged and will comply with ADA. There are two downstairs restrooms which serve the library and thrift shop which do not meet ADA. Restrooms are dated, but finishes are in OK condition.
Restroom not ADA compliant	Modify (e) restroom for ADA	200	\$203.67 / GSF
Notes: Make each restroom a single occupant restroom. Patch (e) finishes, remove toilet partitions and install new doors in (n) wider opening.		\$40,733	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$65,913 \$101,833

June Lake Community Center Subtotal:

BASIC/ADDED COSTS: \$216,450 \$107,387



Detailed Assessment Report

June Lakes, CA: June Lake Sub-Station

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	25 Yrs	No problems observed.
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	25 Yrs	No problems observed.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Not Assessed		No problems observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Not Assessed		No problems observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES				
Composition Shingle Roofing	Poor	3 Yrs	Roof showing signs of age. There are a few missing and damaged tiles.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof nearing end of useful life		Install comp shingle roof (complete)		1,200	\$13.89 / SF	\$16,664	\$0

Roofing Subtotal:

BASIC/ADDED COSTS: **\$16,664** **\$0**

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Good	10 Yrs	Doors, frames and hardware in good condition. An issue with no ADA handle at entrance along path of travel from parking.
Siding	CONDITION	USEFUL LIFE	NOTES
Wood Siding	Good	15 Yrs	
Windows	CONDITION	USEFUL LIFE	NOTES
Windows and Frames	Good	15 Yrs	dual pane

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	15 Yrs	
Flooring	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

June Lakes, CA: June Lake Sub-Station

Interior Systems

Flooring	CONDITION	USEFUL LIFE	NOTES			
Sheet Vinyl	Good	10 Yrs				
Carpet	Good	5 Yrs	Carpet is in good condition except wear issues in the dispatch room.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet worn	R/R carpet		125	\$10.18 / SF	\$1,273	\$0
Notes: Dispatch						

Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	15 Yrs	

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$1,273 \$0

Specialties and Equipment

Casework	CONDITION	USEFUL LIFE	NOTES				
Countertops	Fair	10 Yrs	Counters at dispatch work area and in breakroom are chipped and or missing laminate. One piece taped to cabinet.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Countertop chipped		R/R plastic laminate countertop		25	\$120.35 / LF	\$0	\$3,009
Cabinets	Good	15 Yrs					

Specialties and Equipment Subtotal:

BASIC/ADDED COSTS: \$0 \$3,009

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES				
Urinals	Not Assessed		Could not access the interior of the building.				
Waterclosets	Not Assessed		Could not access the interior of the building.				
Lavatories	Not Assessed		Could not access the interior of the building.				
Water Heater	CONDITION	USEFUL LIFE	NOTES				
Electric Water Heater	Good	10 Yrs	30 gallon. Needs strapping.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code		Install earthquake straps		1	\$185.15 / EA	\$185	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$185 \$0



Detailed Assessment Report

June Lakes, CA: June Lake Sub-Station

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Poor	3 Yrs	Older serviced unit			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life	R/R Furnace		1	\$2314.38 / EA	\$2,314	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: **\$2,314** **\$0**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
Task Lighting	Good	12 Yrs					
Exterior Building Lighting	Good	15 Yrs					
Emergency and Exit Lighting	Fair	7 Yrs					
General Interior Lighting	Poor	3 Yrs	T12 type magnetic ballasts fixtures near obsolete. Suggest replace with energy efficient T8 type electronic fixtures.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting fixtures near end of useful life.		R/R interior lighting		987	\$6.48 / GSF	\$6,396	\$0

Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
Telephone	Good	7 Yrs	
2-Way Radio Equipment	Good	12 Yrs	
Data and Cabling	Fair	7 Yrs	

Power	CONDITION	USEFUL LIFE	NOTES
Emergency Power Supply	Good	15 Yrs	
Outlets and Wiremold	Good	15 Yrs	
Panel and Breakers	Good	15 Yrs	
Transfer Switch	Good	15 Yrs	

Security Systems	CONDITION	USEFUL LIFE	NOTES
Metal Detectors	None	0 Yrs	
Cameras	None	0 Yrs	

Site Electrical	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

June Lakes, CA: June Lake Sub-Station

Electrical

Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Lighting	Good	15 Yrs	
Main Service	Good	15 Yrs	120 / 240 volt, 200 amp, 1-phase power with 45 KW emergency generator

Electrical Subtotal:

BASIC/ADDED COSTS: **\$6,396** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES				
Building Access	Not Compliant		Building can be accessed from the back door. The main entrance is not accessible. There is an old concrete ramp up to the back door. The ramp is starting to deteriorate and does not meet current width requirements (3 ft wide).				
Casework	Not Compliant		Sink cabinets in break and conference rooms are not accessible. The counter from dispatch to the entry is not ADA.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access		Modify cabinet for ADA		2	\$2221.80 / EA	\$4,444	\$0
Reception does not have ADA access		Modify cabinet for ADA		1	\$2221.80 / EA	\$2,222	\$0
Doors and Hardware	Not Compliant		Doors and hardware are all ADA compliant except the door to watch commander's office and the rear exit door (where the HC ramp is located).				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset		Install ADA Lockset		2	\$694.31 / ea	\$1,389	\$0
Notes: The rear door has keypad access							
Site Access	Not Compliant		There is an old concrete ramp up to the back door. The ramp is starting to deteriorate and does not meet current width requirements (3 ft wide).				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Concrete ramp deteriorating and non compliant		Install HC access ramp		150	\$133.31 / SF	\$19,996	\$0
Notes: Remove and replace (e) ramp (alternatively, add new ramp to front door)							

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$28,050** **\$0**

June Lake Sub-Station Subtotal:

BASIC/ADDED COSTS: **\$54,882** **\$3,009**





Detailed Assessment Report

June Lakes, CA: June Lake Sub-Station

June Lakes, CA Subtotal:

BASIC/ADDED COSTS:

\$271,332

\$110,396



Detailed Assessment Report

Lee Vining, CA: District 3 Road Shop

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES			
Building Stabilization	Not Assessed	Age of building would indicate any modernization of the building would require structural upgrades to meet current codes.				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Age indicates modernization would trigger structural upgrades		Stabilize building	2,604	\$46.29 / GSF	\$0	\$120,533
Floor Framing	CONDITION	USEFUL LIFE	NOTES			
Concrete	Fair	10 Yrs	Slab on grade			
Foundation	CONDITION	USEFUL LIFE	NOTES			
Concrete	Fair	10 Yrs				
Roof Framing	CONDITION	USEFUL LIFE	NOTES			
Wood	Fair	10 Yrs				

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$120,533

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES			
Metal Roofing	Poor	0 Yrs	Corrugated metal panels, including intergal wall panels. There are a few holes in panels, loose panels with missing fastners and areas of rust. The ceiling panels have water spots from leaks.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Metal panels past useful life		Install metal roofing	4,000	\$27.77 / SF	\$111,090	\$0
Notes: Includes all panels, roof and wall						

Roofing Subtotal:

BASIC/ADDED COSTS: \$111,090 \$0

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Roll-up Doors	Fair	10 Yrs	One insulated door on south end of the building.			
Doors	Poor	1 Yrs				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Doors past useful life		R/R single door, frame and hardware	3	\$3517.85 / EA	\$10,554	\$0
Siding	CONDITION	USEFUL LIFE	NOTES			



Detailed Assessment Report

Lee Vining, CA: District 3 Road Shop

Exterior Envelope

Siding	CONDITION	USEFUL LIFE	NOTES			
Metal Panels	Poor	0 Yrs	Corrugated metal panels. These panels are intergal with the roof panels due to shape of building. See roof panels.			
Windows	CONDITION	USEFUL LIFE	NOTES			
Glass and Glazing	Poor	5 Yrs	Two windows have broken glass and another is boarded up.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Glass broken	Replace glass		42	\$37.03 / SF	\$1,555	\$0
Notes: Replace glass at broken and boarded up windows						
Windows and Frames	Poor	2 Yrs	The office has a new window installed. The rest of the windows are original single glazed windows. Two windows have broken glass and a third is boarded up.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R steel window		154	\$83.32 / SF	\$0	\$12,831
Notes: Replace shop windows						

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$12,109** **\$12,831**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Fiberboard Panels	Fair	5 Yrs	Panels are OK for the building use. There are water stains indicating roof leaks past or present.
Flooring	CONDITION	USEFUL LIFE	NOTES
Exposed Concrete	Fair	10 Yrs	

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Lavatories	Poor	2 Yrs	A fiberglass laundry sink is used for a lavatory. Suggest replacing it with a vanity and sink.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Laundry sink worn out	R/R wall mounted sink		1	\$1666.35 / EA	\$1,666	\$0
Notes: Suggest replacing with vanity and sink. It would be difficult to install a wall mounted lav since the walls are curved.						
Sinks and Faucets	None		See the Lavatory system			
Waterclosets	Good	10 Yrs	Appears to be newly replaced.			



Detailed Assessment Report

Lee Vining, CA: District 3 Road Shop

Plumbing

Water Heater	CONDITION	USEFUL LIFE	NOTES				
Electric Water Heater	Fair	7 Yrs	30 gallon unit that is not strapped.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code		Install earthquake straps		1	\$185.15 / EA	\$185	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$1,852** **\$0**

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
Unit Heaters	Fair	7 Yrs	Both units are fair.

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Emergency and Exit Lighting	None	0 Yrs				
General Interior Lighting	Poor	0 Yrs	Obsolete fixtures type T12 lamp with magnetic ballasts throughout.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition	R/R interior lighting		2,604	\$3.89 / GSF	\$10,125	\$0
Exterior Building Lighting	Poor	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exterior lighting is inadequate	Install security flood light		4	\$694.31 / EA	\$2,777	\$0

Power	CONDITION	USEFUL LIFE	NOTES			
Emergency Power Supply	Poor	0 Yrs	Portable generator inadequate for running gas fuel pumps, garage and yard lighting needs.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Inadequate backup power to meet requirements.	Install Emergency Generator		45	\$833.18 / kW	\$0	\$37,493
Outlets and Wiremold	Poor	0 Yrs	Insufficient quantity and location of convenience outlets.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Building has inadequate number of outlets	Install GFI outlet		10	\$370.30 / EA	\$3,703	\$0
Transfer Switch	None	0 Yrs	Manual connections. Personnel safety hazard. Included in cost of new generator.			

Site Electrical	CONDITION	USEFUL LIFE	NOTES
Main Service	Poor	0 Yrs	120/240 volt, 100 amp, 1-phase power is obsolete. Small 30 amp portable generator is used for running the gas pump during a power interruption.



Detailed Assessment Report

Lee Vining, CA: District 3 Road Shop

Electrical

Site Electrical	CONDITION	USEFUL LIFE	NOTES
Main Service	Poor	0 Yrs	120/240 volt, 100 amp, 1-phase power is obsolete. Small 30 amp portable generator is used for running the gas pump during a power interruption.
DEFICIENCY		ACTION	
Service past useful life		Upgrade main service - 200 amp	
		QTY	COST / UNIT
		1	\$10414.69 / LS
		BASIC COST	ADDED COST
		\$10,415	\$0
Site Lighting	Poor	0 Yrs	

Electrical Subtotal:

BASIC/ADDED COSTS: **\$27,020** **\$37,493**

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES
Building Access	Not Compliant		Office is raised about 4" above the shop and needs a transition added for access.
DEFICIENCY		ACTION	
Grade change of more than ½ inch		Construct transition at uneven surfaces	
		QTY	COST / UNIT
		1	\$2777.25 / EA
		BASIC COST	ADDED COST
		\$2,777	\$0
Doors and Hardware	Not Compliant		Doors do not have ADA handles. Doors are in poor condition. See exterior doors.
Restrooms			
Restrooms	Not Compliant		No ADA restroom, restroom in poor condtion
DEFICIENCY		ACTION	
Restroom not ADA compliant		Modify (e) restroom for ADA	
		QTY	COST / UNIT
		60	\$305.50 / GSF
		BASIC COST	ADDED COST
		\$0	\$18,330

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$2,777** **\$18,330**

District 3 Road Shop Subtotal:

BASIC/ADDED COSTS: **\$154,847** **\$189,186**



Detailed Assessment Report

Lee Vining, CA: Lee Vining Community Center

Civil Utilities

Sanitary Sewer System	CONDITION	USEFUL LIFE	NOTES
Septic Tank	Good	15 Yrs	No problems reported.

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		Gravel surfaced parking lot
Concrete Paving	CONDITION	USEFUL LIFE	NOTES
Concrete Walks	Good	20 Yrs	Concrete is in generally good condition.

Landscape and Irrigation

Fencing and Gates	CONDITION	USEFUL LIFE	NOTES
Chain Link Fencing	Good		Fence around play area at pre-school.
Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		Minimal landscaping now installed. Understand there is a future project planned.

Site Furnishing and Equipment

Playground Equipment	CONDITION	USEFUL LIFE	NOTES
Equipment	Good	20 Yrs	New playground equipment at pre-school.
Walls and Surfaces	Good	20 Yrs	ADA safety mat under playground equipment.

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	30 Yrs	Concrete slab on grade.
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	30 Yrs	
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	30 Yrs	
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	30 Yrs	



Detailed Assessment Report

Lee Vining, CA: Lee Vining Community Center

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Good	15 Yrs	Building is only a couple of years old and appears to be in good condition. However, there is evidence of water damage to the acoustical ceiling at the offices on the west side of the building. Not sure how water penetrated the exterior envelope, may have come through the wall vent to attic. County should do additional investigation.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Good	15 Yrs	
Siding	CONDITION	USEFUL LIFE	NOTES
Metal Panels	Good	25 Yrs	Small minor dent in panel.
Lath and Plaster	Good	25 Yrs	
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Fascia	Good	20 Yrs	
Wood Soffits	Good	25 Yrs	
Windows	CONDITION	USEFUL LIFE	NOTES
Glass and Glazing	Good	20 Yrs	Dual pane windows.

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Lay-in Acoustical Tile	Good	15 Yrs	Good condition overall, but there are sagging panels at office on west side of the building. The roof appears to be in good condition, so the county should do further investigation to find source.
DEFICIENCY		ACTION	
water damaged tiles		Replace lay-in ceiling panel	
		QTY	COST / UNIT
		8	\$46.29 / EA
			BASIC COST
			\$370
			ADDED COST
			\$0
Painted GWB	Good	20 Yrs	
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES
Hardware	Good	10 Yrs	



Detailed Assessment Report

Lee Vining, CA: Lee Vining Community Center

Interior Systems

Interior Doors & Windows		CONDITION	USEFUL LIFE	NOTES			
Hardware	Good	10 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No closer on rated door		R/R closer		1	\$333.27 / EA	\$333	\$0
Notes: Install closer on kitchen door Option if door has fire rating							
Doors	Good	20 Yrs		Doors are all in good condition. The corridor east of the kitchen into the pre-school appears to be fire rated. All of the doors and windows have wire glass and rated doors. However, I could not locate a rating plate for the door into the kitchen. This door also does not have a closer as required on a rated door.			
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door not rated		R/R single door, frame and hardware		1	\$2777.25 / EA	\$0	\$2,777
Notes: Replace kitchen door if not rated as required.							
Windows	Good	15 Yrs					
Walls	CONDITION	USEFUL LIFE	NOTES				
FRP Board	Good	10 Yrs					
Painted GWB	Good	20 Yrs					

Interior Systems Subtotal:

BASIC/ADDED COSTS: **\$704** **\$2,777**

Specialties and Equipment

Casework	CONDITION	USEFUL LIFE	NOTES
Countertops	Good	20 Yrs	
Cabinets	Good	20 Yrs	
Kitchen Equipment	CONDITION	USEFUL LIFE	NOTES
Kitchen Hoods	Good	20 Yrs	Stainless steel hood.
Stoves and Ovens	Good	15 Yrs	Propane commerical stove.
Miscellaneous Specialties	CONDITION	USEFUL LIFE	NOTES
Signage	Good	20 Yrs	
Toilet Room	CONDITION	USEFUL LIFE	NOTES
Bathroom Accessories	Good	10 Yrs	



Detailed Assessment Report

Lee Vining, CA: Lee Vining Community Center

Specialties and Equipment

Toilet Room	CONDITION	USEFUL LIFE	NOTES
Toilet Partitions	Good	10 Yrs	Sheet metal partitions.

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Lavatories	Good	15 Yrs	
Drinking Fountains	Good	15 Yrs	Drinking fountain in entry hallway.
Urinals	Good	15 Yrs	
Sinks and Faucets	Good	15 Yrs	Kitchen sink
Floor Sinks & Drains	Good	15 Yrs	Floor sink in front of Kitchen sink
Waterclosets	Good	15 Yrs	

Water Heater	CONDITION	USEFUL LIFE	NOTES
Electric Water Heater	Good	15 Yrs	40 gallon unit that is strapped.

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES
Furnaces	Good	15 Yrs	All four up draft furnaces have DX cooling coils on them. The three condensing units are outside.

Exhaust Systems	CONDITION	USEFUL LIFE	NOTES
Exhaust Fans	Good	15 Yrs	Toilet room exhaust fans.

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
MAU Units	Good	15 Yrs	MAU unit serves the Kitchen grease hood.

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Excellent	25 Yrs	
Exterior Building Lighting	Excellent	25 Yrs	
Emergency and Exit Lighting	Excellent	25 Yrs	

Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

Lee Vining, CA: Lee Vining Community Center

Electrical

Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES				
2-Way Radio Equipment	None	0 Yrs	No emergency communications capability at the community center for the local community to report / respond as part of regional disaster planning and response.				
Data and Cabling	None	0 Yrs					
Power	CONDITION	USEFUL LIFE	NOTES				
Panel and Breakers	Excellent	25 Yrs	Suggest providing emergency generator.				
Outlets and Wiremold	Excellent	25 Yrs					
Emergency Power Supply	None	0 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No back emergency generator.		Install Emergency Generator		35	\$722.09 / kW	\$0	\$25,273
Distribution Boards	Excellent	25 Yrs					
Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Main Service	Excellent	25 Yrs	120/208 volt, 400 amp, 3-phase				
Site Distribution	Excellent	25 Yrs					
Site Lighting	Excellent	25 Yrs					

Electrical Subtotal:

BASIC/ADDED COSTS: **\$0** **\$25,273**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Building Access	Good	There is a path of travel from the parking lot to access the building. The doors, kitchen sink and restrooms are accessible. The building does not have a designated HC parking space.				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No HC parking space	Rectify ADA access issues		1	\$462.88 / LS	\$463	\$0
Notes: Install pole mounted HC Parking sign						

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$463** **\$0**



Detailed Assessment Report

Lee Vining, CA: Lee Vining Community Center

Lee Vining Community Center Subtotal:	BASIC/ADDED COSTS:	\$1,166	\$28,050
Lee Vining, CA Subtotal:	BASIC/ADDED COSTS:	\$156,014	\$217,236



Detailed Assessment Report

Mammoth Lakes, CA: Davidson House

Site Furnishing and Equipment

Retaining Walls	CONDITION	USEFUL LIFE	NOTES			
Retaining Walls	Poor	0 Yrs	The CMU walls are damaged and cracked with exposed rebar. The east end looks like it may have been hit by a snow plow.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
CMU cracked and damaged	Repair retaining wall		1	\$18515.00 / ALLOW	\$18,515	\$0

Site Furnishing and Equipment Subtotal:

BASIC/ADDED COSTS: \$18,515 \$0

Building Structural Systems

Building Stabilization	CONDITION	USEFUL LIFE	NOTES				
Building Stabilization	None		Area of stone foundation looks to be deteriorated. No access behind to see if the building has additional support.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Stone foundation needs strengthening		Stabilize building		7,522	\$1.85 / GSF	\$13,927	\$0
Floor Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Fair	15 Yrs	No problems noted. The visible areas above crawl space appear in good condition.				
Concrete	Fair	15 Yrs	Slab on grade at lowest level only - no problems noted.				
Foundation	CONDITION	USEFUL LIFE	NOTES				
Concrete	Fair	10 Yrs	No problems noted with concrete. Part of building looks to have a stone foundation which may need strengthening.				
Roof Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Fair	15 Yrs	No problems noted.				
Wall Framing	CONDITION	USEFUL LIFE	NOTES				
Wood	Fair	15 Yrs	No problems noted.				

Building Structural Systems Subtotal:

BASIC/ADDED COSTS: \$13,927 \$0

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Poor	0 Yrs	Roof is at end of useful life. Shingles damaged or missing.



Detailed Assessment Report

Mammoth Lakes, CA: Davidson House

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES			
Composition Shingle Roofing	Poor	0 Yrs	Roof is at end of useful life. Shingles damaged or missing.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof past useful life	Install comp shingle roof (complete)		6,000	\$22.22 / SF	\$133,308	\$0
Notes: Roof design will require extensive flashing. Hill side location will add to difficulty of installation.						

Roofing Subtotal:

BASIC/ADDED COSTS: **\$133,308** **\$0**

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Poor	3 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Doors past useful life	R/R single door and hardware in (e) frame		4	\$2036.65 / EA	\$8,147	\$0

Siding	CONDITION	USEFUL LIFE	NOTES			
Lath and Plaster	Fair	15 Yrs	Paint peeling			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling	Paint walls		7,522	\$4.63 / SF	\$34,817	\$0

Notes: Allowance to prep and paint exterior walls

Wood Siding	Fair	15 Yrs	Mostly Fair, but areas with excessive gaps between the boards			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Excessive gaps between boards	R/R wood siding		400	\$22.22 / SF	\$8,887	\$0
Notes: Allowance to replace siding						

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Fascia	Fair	15 Yrs	Some damage to boards, mostly paint peeling. Boards should be painted before further damage to wood.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fascia sun damaged	Paint fascia		1,000	\$3.70 / LF	\$3,703	\$0

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Poor	5 Yrs	Single pane windows			



Detailed Assessment Report

Mammoth Lakes, CA: Davidson House

Exterior Envelope

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Poor	5 Yrs	Single pane windows			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		620	\$102.20 / SF	\$63,366	\$0
Notes: Mostly sliders, with some fixed windows. Portion of the building with plaster will require patching.						

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$118,920 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Fair	15 Yrs	Interior could use paint in next couple of years.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint in poor condition	Paint Ceiling		7,522	\$1.85 / SF	\$13,927	\$0
Flooring	CONDITION	USEFUL LIFE	NOTES			
Sheet Vinyl	Poor	1 Yrs	Vinyl in building worn, torn and in poor condition.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor in poor condition	Install (n) sheet vinyl floor		2,000	\$14.26 / SF	\$28,513	\$0
Carpet	Fair	4 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet nearing end of lifecycle	R/R carpet		5,000	\$9.26 / SF	\$46,288	\$0
Notes: Allowance to replace carpeting						
Stairways	CONDITION	USEFUL LIFE	NOTES			
Stairs and Handrails	Not Compliant	15 Yrs	Building has new exterior stairs and deck on the north side of the main building. There is an interior stairwell to the east and inside stairs from the main level to the 3rd floor of the main portion building. Stairs lack contrasting stripe.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Stairs do not have contrasting stripe	Add contrasting stripe		18	\$37.03 / LF	\$667	\$0
Notes: To bottom and top of each stairwell						
Walls	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Fair	15 Yrs	Walls combination of GWB and paneling. Interior in need of freshening. Painting walls would vastly improve interior appearance.			



Detailed Assessment Report

Mammoth Lakes, CA: Davidson House

Interior Systems

Walls	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Fair	15 Yrs	Walls combination of GWB and paneling. Interior in need of freshening. Painting walls would vastly improve interior appearance.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Interior dark and dingy	Paint Wall		15,000	\$1.85 / SF	\$27,773	\$0

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$117,167 \$0

Specialties and Equipment

Casework	CONDITION	USEFUL LIFE	NOTES
Countertops	Fair	15 Yrs	The ceramic tile counter in kitchen has a damaged nosing with tile missing.
Cabinets	Fair	15 Yrs	Casework Ok

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Sinks and Faucets	Fair	4 Yrs	The main house kitchen is fair but the cook top is in need of some TLC. Apartments 2 - 4 have kitchens which are generally in fair condition but need the faucet changed out. The appliances are fair and 4 years. Apartment #3 is in need of a range hood. None of the hood vent directly to the exterior though.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Faucet in poor condition	Replace faucet		3	\$324.01 / EA	\$972	\$0
Notes: For the apartments.						
Lavatories	Poor	2 Yrs	The first sink (non toilet/shower area) is in poor condition for the apartment units. The toilet/shower area sink is fair but could use some modernizing if funding allows. The main house bathroom lavatories are fair. None of the lavatories have the exposed piping wrapped.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lavatories worn out	R/R counter mounted sink		4	\$416.59 / EA	\$0	\$1,666
Notes: For toilet/shower area apartment sinks.						
Lavatories are worn out	R/R counter mounted sink		4	\$416.59 / EA	\$1,666	\$0
Notes: First sinks in the apartments.						
Exposed piping not insulated	Insulate exposed pipes		7	\$46.29 / EA	\$324	\$0
Waterclosets	Poor	2 Yrs	The main house 1st floor watercloset is Fair but the upstairs units are in poor shape. The apartment units are in generally poor shape.			



Detailed Assessment Report

Mammoth Lakes, CA: Davidson House

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Waterclosets	Poor	2 Yrs	The main house 1st floor watercloset is Fair but the upstairs units are in poor shape. The apartment units are in generally poor shape.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Watercloset in poor shape	R/R watercloset		6	\$1203.48 / EA	\$7,221	\$0
Showers	Fair	4 Yrs	The main house 1st floor H/C shower is in the best shape, Good with 10 years. The upstairs units are fair but could use some modernizing. The apartment units are a tub/shower combination which needs a new shower valve.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Shower in poor condition	R/R wall mounted shower		2	\$1388.63 / EA	\$2,777	\$0
Notes: For main house upstairs bathrooms						
Shower valve in poor condition	R/R shower controls		4	\$1388.63 / EA	\$5,555	\$0
Notes: For apartments.						
Water Heater	CONDITION	USEFUL LIFE	NOTES			
Gas Fired Water Heater	Fair	5 Yrs	The main house WH is 40 gallon and needs its T&P discharge piping plumbed to the outside. The two 40 gallon units across from the laundry room need to be strapped and the T&P discharge needs the same treatment as above. The flue for the combined 40's that terminates above the roof needs to be re-routed so it is not under the eave and next to the operable window. There are also two abandoned electric water heaters under the stairwell in apartment #2. All of the active water heaters need a blanket around them too.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code	Install earthquake straps		3	\$185.15 / EA	\$555	\$0
Water heaters need insulation blankets	Repair water heater		3	\$185.15 / ALLOW	\$555	\$0
Notes: Install water heater blankets						
Water heater flue pipe re-route	Repair water heater		3	\$185.15 / ALLOW	\$555	\$0
Notes: Re-route water heater flue from under the eave, next to an operable window to the exterior.						
Water heater T&P discharge piping	Repair water heater		3	\$185.15 / ALLOW	\$555	\$0
Notes: Route the T&P discharge piping to the exterior of the building.						
Water Piping	CONDITION	USEFUL LIFE	NOTES			



Detailed Assessment Report

Mammoth Lakes, CA: Davidson House

Plumbing

Water Piping	CONDITION	USEFUL LIFE	NOTES			
Piping	Poor	3 Yrs	Most of the toilets have a brown stain in their bowl indicating rust in the water piping system. The apartment kitchen faucets apparently produce brown water for a short period of time if the apartment is vacant for awhile. The upper apartments also have low water pressure due to a known 3/4" to 1/2" restriction in the line in the vicinity of the laundry room.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water pressure low, build-up in pipe reduces flow	R/R piping		30	\$46.29 / LF	\$1,389	\$0
Piping past useful life	R/R water piping		7,522	\$1.85 / GSF	\$13,927	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$36,052** **\$1,666**

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Poor	2 Yrs	The furnace in the basement that services the main house is in poor condition and very old. The four apartments are either heated by a wall or floor furnace. The wall and floor units are generally Fair and with 4 years left.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life		R/R Furnace	4	\$1157.19 / EA	\$0	\$4,629
Notes: Apartment furnaces						
Furnace at end of useful life		R/R Furnace	1	\$2314.38 / EA	\$2,314	\$0
Notes: Furnace for the main house.						

Exhaust Systems	CONDITION	USEFUL LIFE	NOTES				
Exhaust Fans	Poor	1 Yrs	Most of the bathroom exhaust fans are in poor condition. The ceilings in the first sink area are in need of repair.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Existing exhaust fans in poor condition		R/R ceiling mtd. exhaust fan		7	\$296.24 / EA	\$2,074	\$0
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES				
Unit Heaters	Fair	4 Yrs	The apartment bedrooms are heated with a electric radiant ceiling system.				

HVAC Subtotal:

BASIC/ADDED COSTS: **\$4,388** **\$4,629**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

Mammoth Lakes, CA: Davidson House

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Emergency and Exit Lighting	Poor	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exit lighting inadequate throughout premises.	Install exit/emergency lighting		7,522	\$0.79 / GSF	\$5,919	\$0
General Interior Lighting	Poor	0 Yrs	Lighting branch circuits and controls panels appear to have been modified.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition	R/R interior lighting		7,520	\$6.48 / GSF	\$48,731	\$0
Exterior Building Lighting	Poor	0 Yrs	Inadequate exterior lighting for safety and security.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exterior lighting appears insufficient.	Install security flood light		4	\$925.75 / EA	\$3,703	\$0
Notes: Install exterior wall mounted lighting pacs with motion sensor with photo cell on/off control.						
Power	CONDITION	USEFUL LIFE	NOTES			
Outlets and Wiremold	Poor	0 Yrs	Inadequate grounding and fault protection for the existing method of branch circuiting.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Provide adequate outlets and branch circuit protection.	R/R power outlets		2,500	\$1.85 / GSF	\$4,629	\$0
Emergency Power Supply	None	0 Yrs				
Panel and Breakers	Poor	0 Yrs	Excessive branch circuits and service connections for the premises.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Branch wiring and breaker protection inadequate.	R/R secondary panels & feeders		7,522	\$1.85 / GSF	\$13,927	\$0
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Site Low Voltage	Fair	8 Yrs				
Main Service	Poor	0 Yrs	Appears to be four different 100 amp services for this premises. Suggest provided one upgraded service entrance, and back-feed the existing sub-panels.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Too many service entrances and sub panels.	Upgrade main service - 400 amp		1	\$55545.00 / LS	\$55,545	\$0

Electrical Subtotal:

BASIC/ADDED COSTS: **\$132,454** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

Mammoth Lakes, CA: Davidson House

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES				
Fire Alarm	Emergency	0 Yrs	Most of the smoke detectors in the building are either missing or non-operational.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fire alarm system in poor condition		Install fire alarm device		12	\$46.29 / EA	\$555	\$0

Fire and Life Safety Subtotal:

BASIC/ADDED COSTS: **\$555** **\$0**

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES		
Casework	Not Compliant	Kitchen does not have ADA accessible sink.			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA	1	\$2221.80 / EA	\$2,222	\$0
Building Access	Not Compliant	Wheelchair access to main level not compliant. A stair lift has been installed inside the covered stairway to a landing near the main level. A small ramp is installed for access through one bedroom. The opening at the top of the ramp has recently been framed in and a 24" wide door installed. There is also an inadequate turning radius to enter into the bedroom. Annex to back of building not accessible, but the main level would have accessible bedroom with modification.			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
ADA access to main level impeded	Rectify ADA access issues	1	\$9257.50 / LS	\$9,258	\$0
Notes: Remodel top of ramp for required width and turning radius					
Doors and Hardware	Not Compliant	Doors do not have lever handles.			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset	4	\$555.45 / ea	\$2,222	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$13,701** **\$0**

Davidson House Subtotal:

BASIC/ADDED COSTS: **\$588,988** **\$6,295**



Detailed Assessment Report

Mammoth Lakes, CA: Old Sheriff Sub-Station

Civil Utilities

Sanitary Sewer System		CONDITION	USEFUL LIFE	NOTES			
Septic Tank		Poor	0 Yrs	Issues with septic tank. Tenant currently uses portapotty north east of buidling.			
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Septic tank past useful life		Install (n) septic tank -- conventional		1	\$7406.00 / EA	\$7,406	\$0
Leach Lines		Poor	0 Yrs	Leach lines currently run under parking and county road and to between road and freeway.			
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Leach lines past useful life		Install (n) leach lines		1	\$18515.00 / LS	\$18,515	\$0
Notes: Includes trenching and patching pavement as needed							

Civil Utilities Subtotal:

BASIC/ADDED COSTS: **\$25,921** **\$0**

Hazardous Materials

Asbestos	CONDITION	USEFUL LIFE	NOTES			
Asbestos Abatement						
Not Compliant		VAT tile still in building .				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Building not abated of hazmat		Remove hazardous materials	3,600	\$7.41 / GSF	\$26,662	\$0

Hazardous Materials Subtotal:

BASIC/ADDED COSTS: **\$26,662** **\$0**

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES				
Asphalt Paving	Poor	0 Yrs	The building has pavement on both the east and west sides of the building. The west side is used for storage of road department grading equipment. The pavement is badly cracked. The pavement east of the building is completely crumbled in places.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paving beyond useful life		R/R asphalt paving		15,000	\$9.72 / SF	\$0	\$145,806
Notes: Replace paving, recompact base rock and stripe parking lot							

Paving Systems Subtotal:

BASIC/ADDED COSTS: **\$0** **\$145,806**

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	Not Assessed		Minimal landscaping

Building Structural Systems





Detailed Assessment Report

Mammoth Lakes, CA: Old Sheriff Sub-Station

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Poor	3 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Doors past useful life	R/R single door and hardware in (e) frame		1	\$2036.65 / EA	\$2,037	\$0
Doors past useful life	R/R single door and hardware in (e) frame		2	\$3258.64 / EA	\$6,517	\$0
Notes: With exit device						
Siding	CONDITION	USEFUL LIFE	NOTES			
Plywood Siding	Poor	2 Yrs	At side entry - broken 2x stud at end of wall.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Wall damaged	R/R plywood siding		120	\$37.03 / SF	\$4,444	\$0
Notes: R/r plywood, repair framing						
Exposed CMU	Good	25 Yrs				
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Poor	2 Yrs	Single pane windows. There are bars at the three windows where the old cells were located. One window is held in place by a couple of wood blocks.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane windows are past useful life	R/R aluminum window		176	\$74.06 / SF	\$13,035	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$26,032 \$0

Interior Systems

Room Renovation	CONDITION	USEFUL LIFE	NOTES			
Toilet Rooms	Poor	0 Yrs	Toilet fixtures do not work, interior finishes in poor condition			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Room in poor condition and does not meet ADA	Complete restroom renovation		150	\$370.30 / GSF	\$55,545	\$0
Office Spaces	Poor	0 Yrs	Interior of the building needs to be completely renovated to make into usable space. The old cell area would be difficult to reconfigure into usable space, but could be left as is for storage.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Interior in poor condition	Remodel office space		3,000	\$148.12 / GSF	\$444,360	\$0

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$499,905 \$0



Detailed Assessment Report

Mammoth Lakes, CA: Old Sheriff Sub-Station

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Floor Sinks & Drains	Poor	0 Yrs	Floor drains in front public toilet rooms do not appear to be connected to the piping anymore.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor drains in poor condition	Install (n) floor drain		2	\$694.31 / EA	\$1,389	\$0
Lavatories	Poor	0 Yrs	The two front public restroom lav's are very old and only one is still connected. The ones that serve the existing holding cells, now bedroom and storage areas, only have one that still works. Costs included with restroom renovation.			
Urinals	Poor	0 Yrs	Both urinals have remove from service. See restroom renovations for costs.			
Showers	Poor	2 Yrs	Only one shower at the front holding cell is operational and in poor condition. The other showers are not used and the water piping has been disconnected for that area. Costs included with restroom renovations.			
Sinks and Faucets	Poor	2 Yrs	The existing janitors sink that is now used as a kitchen sink, is the only sink left in service.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Sinks in poor condition	R/R sink		1	\$1851.50 / ea	\$1,852	\$0
Waterclosets	Poor	0 Yrs	It appears that only two waterclosets are still in service. Apparently the building occupant prefers to use the super customized outhouse that is outside the back door though. See restroom renovations for costs.			
Water Heater	CONDITION	USEFUL LIFE	NOTES			
Gas Fired Water Heater	Poor	1 Yrs	30 gallon			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater in poor condition	R/R gas fired water heater		1	\$1203.48 / EA	\$1,203	\$0
Notes: Building occupant stated he was planning on replacing it himself. If he does not, them money is allocated.						
Water Piping	CONDITION	USEFUL LIFE	NOTES			
Piping	Poor	1 Yrs	The building only has non-potable water and a large water storage tank in the mechanical room that is very old and needs to be replaced.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Piping in poor condtion	R/R water piping		3,600	\$3.70 / GSF	\$13,331	\$0
Water storage tank in poor condtion	Repair piping		40	\$185.15 / ALLOW	\$7,406	\$0
Notes: Remove and replace water tank.						



Detailed Assessment Report

Mammoth Lakes, CA: Old Sheriff Sub-Station

Plumbing Subtotal:

BASIC/ADDED COSTS: **\$25,180** **\$0**

HVAC

Air Distribution	CONDITION	USEFUL LIFE	NOTES			
Ductwork	Poor	0 Yrs	Duct system partially torn out.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Renovation requires re-work to ductwork	R/R ductwork		3,600	\$12.96 / GSF	\$46,658	\$0
Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	None	0 Yrs	Existing furnace removed some time ago and never replaced. Currently the building is occupied in the winter time and the only heating system is portable propane heaters.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life	R/R Furnace		1	\$4628.75 / EA	\$4,629	\$0
Controls	CONDITION	USEFUL LIFE	NOTES			
Thermostatic Controls	None	0 Yrs	System removed some time ago.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No thermostatic control system.	Install thermostat control system		3,600	\$1.85 / GSF	\$6,665	\$0
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES			
Exhaust Fans	Poor	0 Yrs	Toilet room systems ready to fall out of the ceiling.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Existing exhaust fans in poor condition	R/R ceiling mtd. exhaust fan		2	\$148.12 / EA	\$296	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: **\$58,248** **\$0**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Exterior Building Lighting	None	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exterior lighting in poor condition	R/R exterior lighting		3,600	\$1.39 / GSF	\$4,999	\$0
Notes: Minimal exterior wall mount flood lighting with motion sensor / photo cell on/off control.						
Emergency and Exit Lighting	Poor	0 Yrs	Suggest minimal quantity of battery pack type exit lights at hallway / exit areas.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exit lighting in poor condition.	Install exit/emergency lighting		3,600	\$0.79 / GSF	\$2,833	\$0
General Interior Lighting	Poor	0 Yrs	Obsolete fixtures type T12 lamp with magnetic ballasts throughout.			



Detailed Assessment Report

Mammoth Lakes, CA: Old Sheriff Sub-Station

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
General Interior Lighting Poor 0 Yrs Obsolete fixtures type T12 lamp with magnetic ballasts throughout.						
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition		R/R interior lighting	3,600	\$9.72 / GSF	\$34,993	\$0
Low Voltage Systems CONDITION USEFUL LIFE NOTES						
Data and Cabling None 0 Yrs						
Power CONDITION USEFUL LIFE NOTES						
Panel and Breakers Poor 0 Yrs						
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Breakers past useful life		R/R secondary panels & feeders	3,600	\$2.78 / GSF	\$9,998	\$0
Outlets and Wiremold Poor 0 Yrs						
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Building has inadequate number of outlets		R/R power outlets	3,600	\$0.93 / GSF	\$3,333	\$0
Distribution Boards Poor 0 Yrs						
Site Electrical CONDITION USEFUL LIFE NOTES						
Main Service Fair 5 Yrs 120/240 volt, 200 amp 1-phase						

Electrical Subtotal:

BASIC/ADDED COSTS: \$56,156 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES			
Fire Alarm	None	0 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Building modernization triggers code upgrade	Install (n) fire alarm system		3,600	\$5.09 / GSF	\$18,330	\$0

Fire and Life Safety Subtotal:

BASIC/ADDED COSTS: \$18,330 \$0

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES
Building Access	Not Assessed		Building has several ADA issues - Parking, front entrance, door hardware, restrooms and drinking fountain. The interior needs a complete renovation in order to have usable space, ADA issues would be taken care of during remodel.



Detailed Assessment Report

Mammoth Lakes, CA: Old Sheriff Sub-Station

Old Sheriff Sub-Station Subtotal:	BASIC/ADDED COSTS:	\$905,846	\$145,806
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Detailed Assessment Report

Mammoth Lakes, CA: Whitmore Animal Shelter

Civil Utilities

Sanitary Sewer System	CONDITION	USEFUL LIFE	NOTES
Septic Tank	Good		No Problems Reported.

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES				
Asphalt Paving	Fair	5 Yrs	Weather conditions taking toll on paving. There are cracks and the pavement has been patched in a couple of locations.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Asphalt cracking		Overlay (e) paving		18,000	\$5.55 / SF	\$0	\$99,981

Paving Systems Subtotal:

BASIC/ADDED COSTS: **\$0** **\$99,981**

Landscape and Irrigation

Fencing and Gates	CONDITION	USEFUL LIFE	NOTES
Chain Link Fencing	Good	20 Yrs	Fencing within the kennels are in good condition.
Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	Not Assessed		Minimal landscaping, natural vegetation.

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	20 Yrs	Slab on Grade.
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	20 Yrs	No Problems Noted.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	20 Yrs	No Problems Noted.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
CMU	Good	20 Yrs	No Problems Noted.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Good	15 Yrs	



Detailed Assessment Report

Mammoth Lakes, CA: Whitmore Animal Shelter

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Good	10 Yrs				
Hardware	Fair	10 Yrs	Locksets not ADA -- Front door needs weatherstripping.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Weatherstripping missing		Weatherstrip door	1	\$74.06 / EA	\$74	\$0
Roll-up Doors	Fair	15 Yrs	There are 5 insulated roll-up doors. There is a gap above the top of back door when in the closed position which allows snow to enter the building under windy conditions. Insulation is damaged at the doors in the kennel (looks like dogs have chewed).			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Insulation damaged		Repair Insulation	1	\$1851.50 / ALLOW	\$1,852	\$0
Notes: repair 4 doors						
Excessive gap at top of door		Repair door	1	\$462.88 / ALLOW	\$463	\$0
Notes: Add flashing/weatherstripping at top of door to prevent snow from entering building						

Siding	CONDITION	USEFUL LIFE	NOTES			
Wood Siding	Fair	15 Yrs	There is some cracking and checking in the boards. A few trim pieces need to be replaced. Paint is cracked and peeling.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Wood sun damaged		Repair siding	1	\$4628.75 / ALLOW	\$4,629	\$0
Notes: Replace cracked/damaged siding and trim boards						
Paint deteriorating		Paint wall	2,870	\$4.63 / SF	\$13,285	\$0
Notes: Paint building exterior, including siding, trim, soffits and fascia.						

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	10 Yrs	Single glazed.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient		R/R aluminum window	180	\$74.06 / SF	\$13,331	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$33,632 \$0

Interior Systems





Detailed Assessment Report

Mammoth Lakes, CA: Whitmore Animal Shelter

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Good	15 Yrs				
Glue-On Acoustical Tile	Good	15 Yrs				
Flooring	CONDITION	USEFUL LIFE	NOTES			
Exposed Concrete	Good	20 Yrs	The kennel area has a non slip surface applied to the concrete. The surface is wearing away and poses problems when the kennels are hosed down during cleaning.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Non slip surface wearing away		Apply non slip surface to floor	2,500	\$5.55 / SF	\$13,886	\$0
VCT	Fair	8 Yrs				
Walls	CONDITION	USEFUL LIFE	NOTES			
Painted GWB	Good	15 Yrs	Good condition, except there is a mouse hole in back room.			

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$13,886 \$0

Specialties and Equipment

Casework	CONDITION	USEFUL LIFE	NOTES
Cabinets	Good	15 Yrs	Good condition, but there are a few ADA access issues.
Countertops	Good	15 Yrs	Plastic laminated tops.

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Lavatories	Fair	7 Yrs	
Sinks and Faucets	Fair	7 Yrs	Kitchen
Waterclosets	Fair	7 Yrs	
Water Heater	CONDITION	USEFUL LIFE	NOTES
Gas Fired Water Heater	Fair	7 Yrs	50 gallon gas.

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES



Detailed Assessment Report

Mammoth Lakes, CA: Whitmore Animal Shelter

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES				
Furnaces	Fair	7 Yrs	Both furnaces, the one in the back room and dog room are fair. A ceiling fan should be added to the back room to blow the heat from the high ceiling down to the floor level during the winter time. The front office/conference room area is heated by a gas powered wall heater which is also in fair condition.				
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES				
Unit Heaters	Fair	7 Yrs	Both furnaces, the one in the back room and dog room are fair. A ceiling fan should be added to the back room to blow the heat from the high ceiling down to the floor level during the winter time. The front office/conference room area is heated by a gas powered wall heater which is also in fair condition.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Add ceiling fan in back room		Repair unit heater		1	\$925.75 / ALLOW	\$926	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: **\$926** **\$0**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
Task Lighting	Fair	5 Yrs					
General Interior Lighting	Poor	5 Yrs	Obsolete T-12 fixtures with magnetic ballasts. Suggest upgrade to type T8 fixtures with motion sensor on/off controls.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition		R/R interior lighting		2,870	\$6.48 / GSF	\$18,598	\$0
Exterior Building Lighting	Fair	8 Yrs					
Emergency and Exit Lighting	Fair	8 Yrs					
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES				
Telephone	Good	10 Yrs					
Power	CONDITION	USEFUL LIFE	NOTES				
Panel and Breakers	Good	15 Yrs					
Distribution Boards	Good	15 Yrs					
Outlets and Wiremold	Good	15 Yrs					



Detailed Assessment Report

Mammoth Lakes, CA: Whitmore Animal Shelter

Electrical

Site Electrical	CONDITION	USEFUL LIFE	NOTES
Site Lighting	Good	15 Yrs	
Site Distribution	Good	15 Yrs	
Main Service	Good	15 Yrs	120/240 volt, 100 amp, 1-phase system

Electrical Subtotal:

BASIC/ADDED COSTS: \$18,598 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Building Access	Good		HC parking (Sign but no pavement marking) with concrete walk to front door.			
Doors and Hardware	Not Compliant		Doors have non ADA knob handles on locksets. New threshold needed to meet ADA.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		5	\$555.45 / ea	\$2,777	\$0
Notes: Replace locksets at entrance, restroom, office, break room and into kennel area						
Threshold does not meet ADA	Install new threshold		1	\$185.15 / ea	\$185	\$0
Casework	Not Compliant		Reception desk, restroom sink, and breakroom sink are not accessible.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA		3	\$2221.80 / EA	\$6,665	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$9,628 \$0

Whitmore Animal Shelter Subtotal:

BASIC/ADDED COSTS: \$76,671 \$99,981

Mammoth Lakes, CA Subtotal:

BASIC/ADDED COSTS: \$1,571,505 \$252,082



Detailed Assessment Report

Walker, CA: District 5 Road Shop

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Fair	5 Yrs	

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	None		

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	10 Yrs	No damage observed.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	10 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Steel	Good	10 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Metal Roofing	Good	10 Yrs	No damage observed.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Roll-up Doors	Good	10 Yrs	Two roll-up doors are in good condition, but uninsulated.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Door not insulated		R/R roll-up door - manual		2	\$4132.81 / EA	\$0	\$8,266
Notes: Would not be possibel to insulate existing doors							
Doors	Good	10 Yrs	No damage observed.				
Siding	CONDITION	USEFUL LIFE	NOTES				
Metal Panels	Good	10 Yrs	No damage observed.				
Windows	CONDITION	USEFUL LIFE	NOTES				
Windows and Frames	Fair	10 Yrs					



Detailed Assessment Report

Walker, CA: District 5 Road Shop

Exterior Envelope

Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R steel window		136	\$74.39 / SF	\$10,117	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: **\$10,117** **\$8,266**

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES			
Exposed Structural	Good	10 Yrs	No damage observed.			
Flooring	CONDITION	USEFUL LIFE	NOTES			
Exposed Concrete	Good	10 Yrs	No damage observed			
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES			
Doors	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint Door and Frame		2	\$165.31 / EA	\$331	\$0
Walls	CONDITION	USEFUL LIFE	NOTES			
Exposed Structural	Good	10 Yrs	No damage observed.			
Painted GWB	Good	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint in poor condition	Paint Wall		600	\$1.65 / SF	\$992	\$0

Interior Systems Subtotal:

BASIC/ADDED COSTS: **\$1,323** **\$0**

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Waterclosets	Poor	2 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water closet worn out	R/R watercloset		1	\$2149.06 / EA	\$2,149	\$0
Notes: Not needed it ADA upgrade option taken						
Urinals	Poor	2 Yrs				



Detailed Assessment Report

Walker, CA: District 5 Road Shop

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Urinals	Poor	2 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Urinal in bad condition	R/R urinal		1	\$1983.75 / EA	\$1,984	\$0
Notes: Not needed if ADA upgrade option taken.						
Emergency Eyewash	Fair	4 Yrs	The unit is connected to the lavatory.			
Showers	Poor	0 Yrs	Galvanized metal sided shower			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Shower in poor condition	R/R shower controls		1	\$1549.80 / EA	\$1,550	\$0
Notes: Change out both the controls and the enclosure. Not needed if ADA upgrade option taken						
Lavatories	Poor	2 Yrs	Has an ADA handled faucet			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Sink worn out	R/R wall mounted sink		1	\$1487.81 / EA	\$1,488	\$0
Notes: Not needed if ADA upgrade option taken						
Water Heater	CONDITION	USEFUL LIFE	NOTES			
Electric Water Heater	Fair	4 Yrs	30 gallon. Needs strapping			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code	Install earthquake straps		1	\$165.31 / EA	\$165	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$7,336 \$0

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Poor	2 Yrs	Wall furnace			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life	R/R Furnace		1	\$826.56 / EA	\$827	\$0
Notes: Wall furnace						
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Unit Heaters	Poor	1 Yrs	The unit heater in the corner of the shop needs to be replaced. The one over the office/toilet is in fair condition.			



Detailed Assessment Report

Walker, CA: District 5 Road Shop

HVAC

HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Unit Heaters	Poor	1 Yrs	The unit heater in the corner of the shop needs to be replaced. The one over the office/toilet is in fair condition.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Equipment in poor condition		R/R radiator	1	\$1653.13 / EA	\$1,653	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: \$2,480 \$0

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES				
Emergency and Exit Lighting	Fair	5 Yrs					
General Interior Lighting	Poor	0 Yrs	Obsolete fixtures type T12 lamp with magnetic ballasts throughout.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting in poor condition		R/R interior lighting		1,716	\$3.47 / GSF	\$5,957	\$0
Exterior Building Lighting	Poor	0 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exterior lighting is inadequate		Install security flood light		2	\$619.92 / EA	\$1,240	\$0
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES				
Telephone	Fair	5 Yrs					
Power	CONDITION	USEFUL LIFE	NOTES				
Outlets and Wiremold	Poor	0 Yrs	Insufficient quantity and location of convenience outlets.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Building has inadequate number of outlets		Install GFI outlet		10	\$330.63 / EA	\$3,306	\$0
Notes: Insufficient outlets for power tools at workbecnh.							
Emergency Power Supply	None	0 Yrs					
Site Electrical	CONDITION	USEFUL LIFE	NOTES				
Site Distribution	Poor	0 Yrs					
Main Service	Poor	0 Yrs	120/240 volt, 100 amp, 1-phase power is obsolete. Welding equipment overloads panels.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Service past useful life		Upgrade main service - 200 amp		1	\$12398.44 / LS	\$12,398	\$0



Detailed Assessment Report

Walker, CA: District 5 Road Shop

Electrical Subtotal:

BASIC/ADDED COSTS: **\$22,902** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Doors and Hardware	Fair	5 Yrs	No public access.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		3	\$495.94 / ea	\$1,488	\$0
Building Access	Not Compliant	5 Yrs	No public access			
Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Not Compliant	5 Yrs	No public access.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		40	\$454.61 / GSF	\$0	\$18,184

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$1,488** **\$18,184**

District 5 Road Shop Subtotal:

BASIC/ADDED COSTS: **\$45,645** **\$26,450**



Detailed Assessment Report

Walker, CA: Walker Community Center

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Fair	10 Yrs	

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Trees and Shrubs	Good	20 Yrs	

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	15 Yrs	No damage observed.
Concrete	Good	15 Yrs	
Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	15 Yrs	No damage observed.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	15 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	15 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES				
Composition Shingle Roofing	Poor	1 Yrs	Structure needs a new roof. Shingles are missing and curled.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof past useful life		R/R comp shingle roof		4,650	\$6.61 / SF	\$30,748	\$0

Roofing Subtotal:

BASIC/ADDED COSTS: \$30,748 \$0

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES				
Doors	Fair	15 Yrs					
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded		Paint door and frame		4	\$165.31 / EA	\$661	\$0



Detailed Assessment Report

Walker, CA: Walker Community Center

Exterior Envelope

Siding	CONDITION	USEFUL LIFE	NOTES		
Wood Siding	Fair	15 Yrs			
DEFICIENCY	ACTION				
Paint fading and discolored	Paint wall	3,260	\$1.65 / SF	\$5,389	\$0
Trim damaged	Install (n) wood trim	240	\$8.27 / LF	\$1,984	\$0
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES		
Fascia	Fair	2 Yrs	Sun damaged		
DEFICIENCY	ACTION				
Paint peeling and faded	Paint fascia	240	\$3.31 / LF	\$794	\$0
Fascia sun damaged	R/R fascia	146	\$13.23 / LF	\$1,931	\$0
Wood Soffits	Fair	15 Yrs			
DEFICIENCY	ACTION				
Paint fading and cracking	Paint soffit	640	\$1.65 / SF	\$1,058	\$0
Windows	CONDITION	USEFUL LIFE	NOTES		
Windows and Frames	Fair	2 Yrs	Replace single pane windows with dual glazed.		
DEFICIENCY	ACTION				
Single pane window assembly not energy efficient	R/R wood window	163	\$132.25 / SF	\$21,557	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$33,373 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES				
Painted GWB	Fair	15 Yrs	No damage observed.				
Flooring	CONDITION	USEFUL LIFE	NOTES				
Sheet Vinyl	Poor	1 Yrs	Kitchne floor near end of useful life				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Floor in poor condition		Install (n) sheet vinyl floor		200	\$14.46 / SF	\$2,893	\$0
VCT	Good	10 Yrs	VCT in the main halls and entrance area in good condition. Corridor, storage room and restrooms on west side of the building are in poor condition.				



Detailed Assessment Report

Walker, CA: Walker Community Center

Interior Systems

Flooring	CONDITION	USEFUL LIFE	NOTES												
VCT	Good	10 Yrs	VCT in the main halls and entrance area in good condition. Corridor, storage room and restrooms on west side of the building are in poor condition.												
<table><tr><th>DEFICIENCY</th><th>ACTION</th><th>QTY</th><th>COST / UNIT</th><th>BASIC COST</th><th>ADDED COST</th></tr><tr><td>Floor worn out</td><td>R/R VCT</td><td>150</td><td>\$4.96 / SF</td><td>\$744</td><td>\$0</td></tr></table>				DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST	Floor worn out	R/R VCT	150	\$4.96 / SF	\$744	\$0
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST										
Floor worn out	R/R VCT	150	\$4.96 / SF	\$744	\$0										
Notes: Corridor near restrooms south of main hall and storage room															

Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	15 Yrs	No damage observed.

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$3,637 \$0

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Urinals	Poor	3 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Urinal is very old with outdate flush valve	R/R urinal		1	\$1983.75 / EA	\$1,984	\$0
Sinks and Faucets	Fair	7 Yrs	Three compartment stainless steel sink in Kitchen.			
Lavatories	Fair	7 Yrs	The single ADA Toilet rooms are fair. The other toilet rooms Fair and 4. All lavatories are missing the under sink wrap.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Exposed piping not insulated	Insulate exposed pipes		4	\$41.33 / EA	\$165	\$0
Waterclosets	Good	10 Yrs	Water closets in single ADA toilet rooms good. The other toilet rooms are fair.			
Water Heater	CONDITION	USEFUL LIFE	NOTES			
Gas Fired Water Heater	Poor	3 Yrs	75 gallon unit without strapping.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater in poor condition	R/R gas fired water heater		1	\$1074.53 / EA	\$1,075	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$3,224 \$0

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES
Furnaces	Poor	3 Yrs	The furnace is poor. The wall furnace serving the entry is fair.



Detailed Assessment Report

Walker, CA: Walker Community Center

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Poor	3 Yrs	The furnace is poor. The wall furnace serving the entry is fair.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life	R/R Furnace		1	\$2066.41 / EA	\$2,066	\$0
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES			
Exhaust Fans	Fair	5 Yrs	Serves the Kitchen hood and is mounted on the roof.			
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES			
Evaporative Cooling Units	Fair	7 Yrs				

HVAC Subtotal:

BASIC/ADDED COSTS: **\$2,066** **\$0**

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
Exterior Building Lighting	Fair	15 Yrs	Older T12 type fixtures with magnetic ballasts. Also, incandescent lighting on the stairway and hallway area.			
Emergency and Exit Lighting	Good	15 Yrs				
General Interior Lighting	Poor	3 Yrs				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Lighting is high energy type and near end of useful life.		R/R interior lighting	3,874	\$5.79 / GSF	\$22,415	\$0

Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
2-Way Radio Equipment	None	0 Yrs	No emergency communications capability at the community center for the local community to report / respond as part of regional disaster planning and response.
Data and Cabling	None	0 Yrs	

Power	CONDITION	USEFUL LIFE	NOTES			
Distribution Boards	Good	15 Yrs	Additional GFI convenience outlets needed at the kitchen counters.			
Panel and Breakers	Good	15 Yrs				
Outlets and Wiremold	Fair	7 Yrs				
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Insufficient quantity of GFI outlets at kitchen counter.		Install GFI outlet	6	\$330.63 / EA	\$1,984	\$0



Detailed Assessment Report

Walker, CA: Walker Community Center

Electrical

Power	CONDITION	USEFUL LIFE	NOTES
Emergency Power Supply	Good	10 Yrs	45 KW emergency generator
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Main Service	Good	15 Yrs	120 / 240 volt, 200 amp, 1-phase
Site Distribution	Good	15 Yrs	
Site Lighting	Good	15 Yrs	

Electrical Subtotal:

BASIC/ADDED COSTS: \$24,398 \$0

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Drinking Fountains	CONDITION	USEFUL LIFE	NOTES			
Drinking Fountains	Fair	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
(e) drinking fountain not ADA	Replace (e) drinking founatin w/ ADA model		1	\$3306.25 / EA	\$3,306	\$0
Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Doors and Hardware	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		6	\$495.94 / ea	\$2,976	\$0
Threshold does not meet ADA	Install new threshold		2	\$165.31 / ea	\$331	\$0
Door does not have required clearance	Install larger door and frame		2	\$7439.06 / EA	\$14,878	\$0
Building Access	Fair	10 Yrs				
Site Access	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Concrete walkway along path of travel cracked and uneven	Grind concrete to remove uneven spots		60	\$4.96 / SF	\$298	\$0
Casework	Fair	10 Yrs				



Detailed Assessment Report

Walker, CA: Walker Community Center

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Casework	Fair	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA		1	\$1983.75 / EA	\$1,984	\$0

Restrooms	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Good	10 Yrs	ADA compliant except for doors and one grab bar.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		120	\$454.61 / GSF	\$54,553	\$0
Notes: Complete renovation to restrooms						

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$78,325 \$0

Walker Community Center Subtotal:

BASIC/ADDED COSTS: \$175,772 \$0



Detailed Assessment Report

Walker, CA: Walker Mental Health - Chichester

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	Fair	15 Yrs	

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	25 Yrs	Slab on grade.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	25 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	25 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES
Composition Shingle Roofing	Excellent	25 Yrs	No damage observed.

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Good	25 Yrs	No damage observed.
Hardware	Good	20 Yrs	
Siding	CONDITION	USEFUL LIFE	NOTES
Wood Siding	Good	20 Yrs	No damage observed.
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Fascia	Good	15 Yrs	No damage observed.
Wood Soffits	Good	25 Yrs	No damage observed.
Windows	CONDITION	USEFUL LIFE	NOTES
Windows and Frames	Good	25 Yrs	No damage observed.



Detailed Assessment Report

Walker, CA: Walker Mental Health - Chichester

Exterior Envelope

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	25 Yrs	No damage observed
Flooring	CONDITION	USEFUL LIFE	NOTES
Tile - Quarry	Good	25 Yrs	No damage observed
Interior Doors & Windows	CONDITION	USEFUL LIFE	NOTES
Hardware	Good	20 Yrs	
Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	20 Yrs	No damage observed.

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Sinks and Faucets	Good	15 Yrs	Kitchen sink
Lavatories	Good	15 Yrs	
Showers	Good	15 Yrs	
Waterclosets	Good	15 Yrs	
Water Heater	CONDITION	USEFUL LIFE	NOTES
Electric Water Heater	Good	15 Yrs	50 gallon unit.

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES			
Furnaces	Poor	3 Yrs	Oil fired furnace with oil tank outside. The tank does not have any provision for spillage containment.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life	R/R Furnace		1	\$4132.81 / EA	\$4,133	\$0
Notes: Consider replacing the (E) furnace with a propane powered model or install a containment system under the (E) oil tank.						

HVAC Subtotal:

BASIC/ADDED COSTS: \$4,133 \$0

Electrical





Detailed Assessment Report

Walker, CA: Walker Mental Health - Chichester

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Fair	8 Yrs	
Exterior Building Lighting	Fair	8 Yrs	
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES
Data and Cabling	None	0 Yrs	
Power	CONDITION	USEFUL LIFE	NOTES
Outlets and Wiremold	Good	10 Yrs	
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Main Service	Good	10 Yrs	120/240 volt, 200 amp, 1-phase

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES		
Doors and Hardware	Not Compliant	20 Yrs			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset	6	\$495.94 / ea	\$2,976	\$0
Building Access	Not Compliant	Raised foundation not accessible			
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Non-grade floor not accessible	Rectify ADA access issues	1	\$2479.69 / LS	\$2,480	\$0
Notes: Construct ramp					
Casework	Not Compliant	20 Yrs	Kitchen counter @ sink is not ADA compliant.		
DEFICIENCY	ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA	1	\$1983.75 / EA	\$1,984	\$0
Notes: Kitchen					
Restrooms	CONDITION	USEFUL LIFE	NOTES		



Detailed Assessment Report

Walker, CA: Walker Mental Health - Chichester

ADA Issues

Restrooms	CONDITION	USEFUL LIFE	NOTES				
Restrooms	Not Compliant	15 Yrs	Bathroom in good condition, but not ADA. Building not used for residence, suggest removing non ADA bathtub as part of upgrade.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant		Modify (e) restroom for ADA		75	\$227.30 / GSF	\$17,048	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$24,487 \$0

Walker Mental Health - Chichester Subtotal:

BASIC/ADDED COSTS: \$28,620 \$0



Detailed Assessment Report

Walker, CA: Walker Paramedics - Medic 1

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	None		

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES
Ground Cover	Fair		

Building Structural Systems

Floor Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	15 Yrs	No damage observed.
Foundation	CONDITION	USEFUL LIFE	NOTES
Other	Fair	10 Yrs	No damage observed.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Fair	15 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	15 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES				
Metal Roofing	Fair	5 Yrs	Requires regular maintenance of caulking fasteners.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fastners should be caulked to prevent leaks		Repair roofing		1	\$330.63 / ALLOW	\$331	\$0
Notes: caulk fastners							

Roofing Subtotal:

BASIC/ADDED COSTS: **\$331** **\$0**

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES
Doors	Good	15 Yrs	No damage observed.
Siding	CONDITION	USEFUL LIFE	NOTES
Wood Siding	Good	15 Yrs	No damage observed.



Detailed Assessment Report

Walker, CA: Walker Paramedics - Medic 1

Exterior Envelope

Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES
Wood Soffits	Good	15 Yrs	No damage observed.
Windows	CONDITION	USEFUL LIFE	NOTES
Windows and Frames	Good	15 Yrs	Dual glazed.

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES				
Glue-On Acoustical Tile	Good	10 Yrs	No damage observed.				
Flooring	CONDITION	USEFUL LIFE	NOTES				
Carpet	Fair	5 Yrs	Carpet has 4 to 5 years of life left.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet worn out		Install (n) carpet		1,100	\$6.61 / SF	\$0	\$7,274
Sheet Vinyl	Good	15 Yrs	No damage observed.				
Walls	CONDITION	USEFUL LIFE	NOTES				
Painted GWB	Good	15 Yrs	No damage observed.				

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$0 \$7,274

Specialties and Equipment

Kitchen Equipment	CONDITION	USEFUL LIFE	NOTES			
Stoves and Ovens	Poor	3 Yrs	Oven is old and has a standing pilot ignition system.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Oven in poor condition	R/R oven		1	\$909.22 / EA	\$909	\$0
Dishwasher	None	0 Yrs	Needs a dishwasher in the kitchen.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Dishwasher is non-existent.	R/R dishwasher		1	\$1653.13 / EA	\$0	\$1,653

Specialties and Equipment Subtotal:

BASIC/ADDED COSTS: \$909 \$1,653

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES
Waterclosets	Poor	3 Yrs	



Detailed Assessment Report

Walker, CA: Walker Paramedics - Medic 1

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Waterclosets Poor 3 Yrs						
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Watercloset is worn out	R/R watercloset		2	\$1074.53 / EA	\$2,149	\$0
Notes: If ADA upgrade option taken, this item not needed.						
Lavatories Poor 3 Yrs Lav's are old and well used.						
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Lavatory is worn out	R/R counter mounted sink		2	\$743.91 / EA	\$1,488	\$0
Notes: If ADA upgrade option taken, this item not required						
Showers Fair 5 Yrs						
Sinks and Faucets Fair 5 Yrs Kitchen faucet could be modernized.						
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Kitchen faucet in poor condition	Replace faucet		1	\$289.30 / EA	\$289	\$0
Water Heater						
Gas Fired Water Heater Good 10 Yrs 30 gallon without straps.						
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code	Install earthquake straps		1	\$165.31 / EA	\$165	\$0

Plumbing Subtotal:

BASIC/ADDED COSTS: \$4,091 \$0

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES				
Furnaces	Poor	2 Yrs	Old Coleman furnace in poor condition. The DX cooling coil above it is in Fair condition. The condensing unit is outside and is in Fair condition.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Furnace at end of useful life		R/R Furnace		1	\$2066.41 / EA	\$2,066	\$0

HVAC Subtotal:

BASIC/ADDED COSTS: \$2,066 \$0

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Good	8 Yrs	Residence lighting is adequate. Lighting at the garage including vehicle access areas appears insufficient.



Detailed Assessment Report

Walker, CA: Walker Paramedics - Medic 1

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
General Interior Lighting	Good	8 Yrs	Residence lighting is adequate. Lighting at the garage including vehicle access areas appears insufficient.
DEFICIENCY		ACTION	
Garage interior lighting appears inadequate.		R/R light fixture	
		QTY	COST / UNIT
		5	\$371.95 / EA
			BASIC COST
			\$1,860
			ADDED COST
			\$0
Notes: Garage lighting.			
Emergency and Exit Lighting	Fair	5 Yrs	
Exterior Building Lighting	Fair	5 Yrs	Light switch is inoperative. Suggest adding exterior full cut off type lighting fixture with motion sensor on/off control.
DEFICIENCY		ACTION	
Exterior lighting appears insufficient for safety, vehicle access and security.		Install security flood light	
		QTY	COST / UNIT
		2	\$826.56 / EA
			BASIC COST
			\$1,653
			ADDED COST
			\$0
Notes: Also, replace light switch that is inoperative.			
Power	CONDITION	USEFUL LIFE	NOTES
Emergency Power Supply	Fair	5 Yrs	
Transfer Switch	Fair	5 Yrs	
Distribution Boards	Fair	5 Yrs	
Panel and Breakers	Fair	8 Yrs	Suggest providing sub-panel at garage for lighting and GFI outlet for cable, size AWG #12 with connector for vehicle charging.
DEFICIENCY		ACTION	
Branch wiring at garage appears in adequate for lighting and power loads.		R/R secondary panels & feeders	
		QTY	COST / UNIT
		80	\$3.31 / GSF
			BASIC COST
			\$265
			ADDED COST
			\$0
Outlets and Wiremold	Fair	5 Yrs	
Site Electrical	CONDITION	USEFUL LIFE	NOTES
Main Service	Fair	8 Yrs	120/240 volt, 100 amp, 1-phase service; with 15 KW emergency generator.

Electrical Subtotal:

BASIC/ADDED COSTS: **\$3,777** **\$0**

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES
Building Access	Not Compliant	10 Yrs	No public access.



Detailed Assessment Report

Walker, CA: Walker Paramedics - Medic 1

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Building Access	Not Compliant	10 Yrs	No public access.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non-grade floor not accessible	Construct transition at uneven surfaces		1	\$5951.25 / EA	\$0	\$5,951
Notes: Wood ramp.						
Doors and Hardware	Not Compliant	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		3	\$495.94 / ea	\$0	\$1,488
Casework	Not Compliant	10 Yrs	Cabinet at kitchen does not comply to ADA.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA		1	\$1983.75 / EA	\$0	\$1,984
Notes: Kitchen						
Restrooms						
	CONDITION	USEFUL LIFE	NOTES			
Restrooms	Not Compliant	10 Yrs	Restroom not ADA compliant.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Restroom not ADA compliant	Modify (e) restroom for ADA		50	\$272.77 / GSF	\$0	\$13,638

ADA Issues Subtotal:

BASIC/ADDED COSTS: **\$0** **\$23,061**

Walker Paramedics - Medic 1 Subtotal:

BASIC/ADDED COSTS: **\$11,175** **\$31,988**



Detailed Assessment Report

Walker, CA: Walker Senior Center

Paving Systems

Asphalt Paving	CONDITION	USEFUL LIFE	NOTES
Asphalt Paving	Fair	5 Yrs	

Landscape and Irrigation

Landscaping	CONDITION	USEFUL LIFE	NOTES			
Ground Cover	Poor	1 Yrs	Landscaping has been mostly destroyed in order to replace the septic system.			
Trees and Shrubs	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Shrubs in poor condition	Plant 1 gal shrub		30	\$41.33 / EA	\$1,240	\$0
Shrubs in poor condition	Plant 5 gal tree		5	\$99.19 / EA	\$496	\$0
Turf	Poor	1 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Turf in poor condition	Hydro-seed lawn		1,200	\$0.66 / SF	\$794	\$0

Landscape and Irrigation Subtotal:

BASIC/ADDED COSTS: \$2,529 \$0

Building Structural Systems

Foundation	CONDITION	USEFUL LIFE	NOTES
Concrete	Good	20 Yrs	Slab on grade.
Roof Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	20 Yrs	No damage observed.
Wall Framing	CONDITION	USEFUL LIFE	NOTES
Wood	Good	20 Yrs	No damage observed.

Roofing

Roofing	CONDITION	USEFUL LIFE	NOTES				
Composition Shingle Roofing	Poor	1 Yrs	Numerous shingles are missing and curled.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Roof has many shingles missing		R/R comp shingle roof		6,200	\$6.61 / SF	\$40,998	\$0

Roofing Subtotal:

BASIC/ADDED COSTS: \$40,998 \$0

Exterior Envelope





Detailed Assessment Report

Walker, CA: Walker Senior Center

Exterior Envelope

Exterior Doors	CONDITION	USEFUL LIFE	NOTES			
Doors	Fair	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint peeling and faded	Paint door and frame		3	\$165.31 / EA	\$496	\$0
Siding	CONDITION	USEFUL LIFE	NOTES			
Wood Siding	Fair	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint fading and discolored	Paint wall		3,660	\$1.65 / SF	\$6,050	\$0
Soffits and Overhangs	CONDITION	USEFUL LIFE	NOTES			
Fascia	Fair	5 Yrs	Some fascia is damaged by the sun.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Fascia damaged	R/R fascia		160	\$13.23 / LF	\$2,116	\$0
Wood Soffits	Fair	20 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Paint fading and cracking	Paint soffit		640	\$1.65 / SF	\$1,058	\$0
Windows	CONDITION	USEFUL LIFE	NOTES			
Windows and Frames	Fair	5 Yrs	Windows are single pane. Need replacement.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Single pane window assembly not energy efficient	R/R aluminum window		124	\$66.13 / SF	\$8,200	\$0

Exterior Envelope Subtotal:

BASIC/ADDED COSTS: \$17,920 \$0

Interior Systems

Ceilings	CONDITION	USEFUL LIFE	NOTES				
Painted GWB	Good	20 Yrs	No damage observed.				
Flooring	CONDITION	USEFUL LIFE	NOTES				
Sheet Vinyl	Good	10 Yrs	No damage observed.				
Carpet	Fair	3 Yrs	New addition has new carpet. Replace carpet in old area.				
DEFICIENCY		ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Carpet worn out		Install (n) carpet		960	\$6.61 / SF	\$6,348	\$0



Detailed Assessment Report

Walker, CA: Walker Senior Center

Interior Systems

Walls	CONDITION	USEFUL LIFE	NOTES
Painted GWB	Good	20 Yrs	No damage observed.

Interior Systems Subtotal:

BASIC/ADDED COSTS: \$6,348 \$0

Plumbing

Plumbing Fixtures	CONDITION	USEFUL LIFE	NOTES			
Lavatories	Fair	7 Yrs				
Sinks and Faucets	Good	10 Yrs	Kitchen stainless three compartment sink and faucet and the fiberglass hand wash sink are in good condition. The Thrift Store sink is a fiberglass type also.			
Waterclosets	Fair	7 Yrs	Units have grab bars around them.			
Water Heater	CONDITION	USEFUL LIFE	NOTES			
Gas Fired Water Heater	Good	10 Yrs	Community Center - 50 gallon gas that need strapping.			
DEFICIENCY		ACTION	QTY	COST / UNIT	BASIC COST	ADDED COST
Water heater not strapped per code		Install earthquake straps	1	\$165.31 / EA	\$165	\$0
Electric Water Heater	Good	10 Yrs	Thrift Shop - 50 gallon electric.			

Plumbing Subtotal:

BASIC/ADDED COSTS: \$165 \$0

HVAC

Central Plant/Mechanical Room	CONDITION	USEFUL LIFE	NOTES
Furnaces	Fair	7 Yrs	Community Center has a furnace with DX cooling coil and a wall furnace, both in fair condition. The Thrift Store has a package heat/cool unit on the roof along with a wall furnace in the garage. Both of them are also in fair condition.
Exhaust Systems	CONDITION	USEFUL LIFE	NOTES
Exhaust Fans	Good	10 Yrs	Serves the Kitchen hood and is mounted on the roof.
HVAC Equipment	CONDITION	USEFUL LIFE	NOTES
Evaporative Cooling Units	Fair	4 Yrs	Serves the Kitchen

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES
Emergency and Exit Lighting	Fair	7 Yrs	



Detailed Assessment Report

Walker, CA: Walker Senior Center

Electrical

Lighting	CONDITION	USEFUL LIFE	NOTES			
General Interior Lighting	Poor	5 Yrs	Various type energy inefficient fixtures.			
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Energy inefficient lighting fixtures.	R/R interior lighting		5,168	\$2.89 / GSF	\$14,951	\$0
Exterior Building Lighting	Fair	7 Yrs				
Low Voltage Systems	CONDITION	USEFUL LIFE	NOTES			
Data and Cabling	None	0 Yrs				
Power	CONDITION	USEFUL LIFE	NOTES			
Emergency Power Supply	None	0 Yrs				
Outlets and Wiremold	Fair	7 Yrs				
Panel and Breakers	Fair	7 Yrs				
Site Electrical	CONDITION	USEFUL LIFE	NOTES			
Main Service	Fair	15 Yrs	120 / 240 volt, 200 amp, 1-phase. Also, new 2nd service for the well pump house.			
Site Lighting	Fair	7 Yrs				

Electrical Subtotal:

BASIC/ADDED COSTS: **\$14,951** **\$0**

Fire and Life Safety

Fire Alarm System	CONDITION	USEFUL LIFE	NOTES
Fire Alarm	None	0 Yrs	

ADA Issues

Drinking Fountains	CONDITION	USEFUL LIFE	NOTES			
Drinking Fountains Not Compliant						
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
No ADA drinking fountain	Replace (e) drinking founatin w/ ADA model		1	\$3306.25 / EA	\$3,306	\$0
Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Casework Not Compliant 15 Yrs						
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Cabinet sink does not have ADA access	Modify cabinet for ADA		1	\$1983.75 / EA	\$1,984	\$0



Detailed Assessment Report

Walker, CA: Walker Senior Center

ADA Issues

Path of Travel	CONDITION	USEFUL LIFE	NOTES			
Building Access	Good	10 Yrs	Building access is adequate.			
Doors and Hardware	Good	10 Yrs				
DEFICIENCY	ACTION		QTY	COST / UNIT	BASIC COST	ADDED COST
Non ADA Lockset	Install ADA Lockset		2	\$495.94 / ea	\$992	\$0

ADA Issues Subtotal:

BASIC/ADDED COSTS: \$6,282 \$0

Walker Senior Center Subtotal:

BASIC/ADDED COSTS: \$89,193 \$0

Walker, CA Subtotal:

BASIC/ADDED COSTS: \$350,404 \$58,438

Grand Total:

BASIC/ADDED COSTS: \$9,561,688 \$11,028,383